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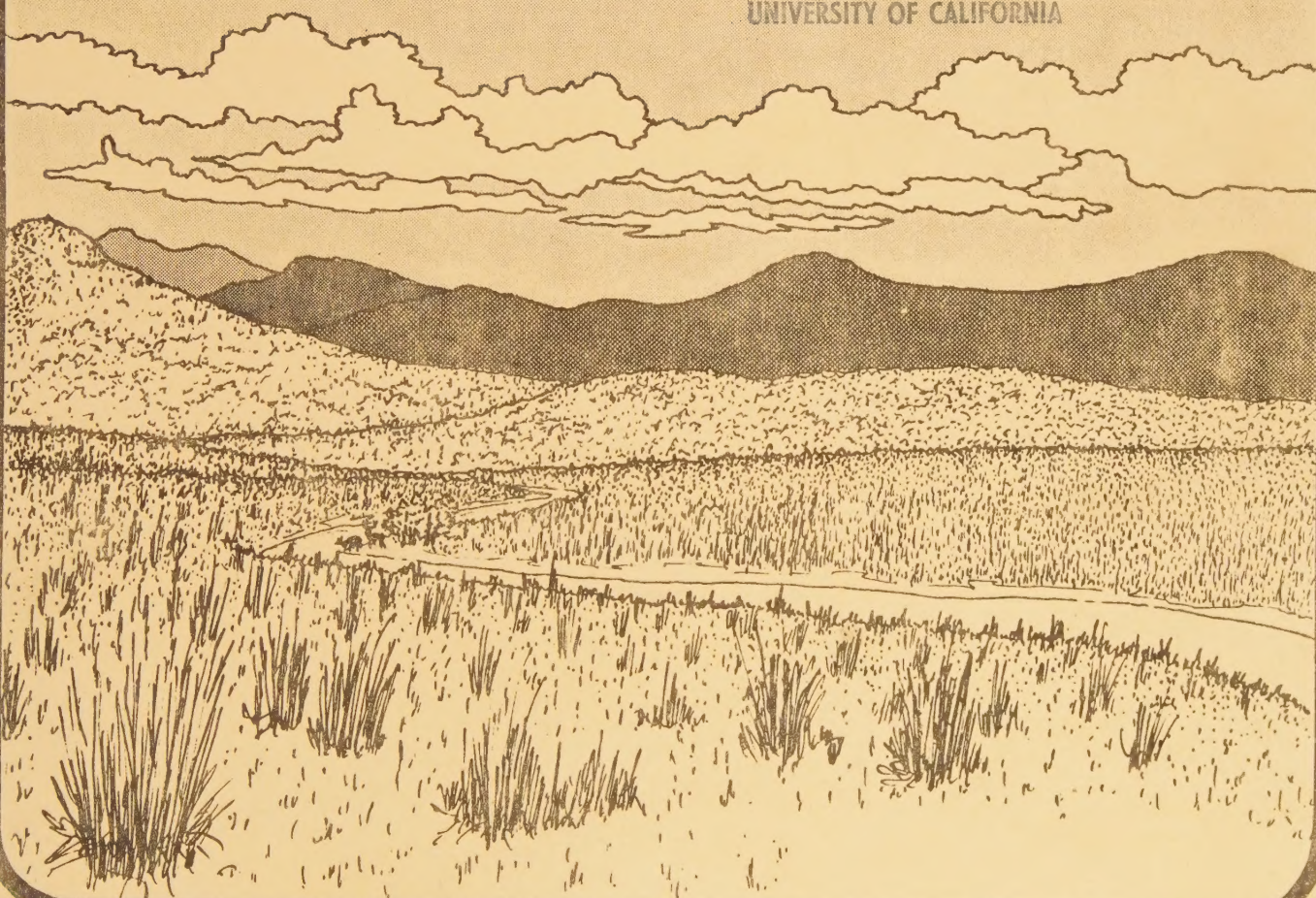
# HALLELUJAH JUNCTION

## AREA PLAN

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Date: November 1984

Prepared, in part, by:  
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# HALLELUJAH JUNCTION AREA PLAN

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## I. INTRODUCTION

### A. Area Plans as Part of the General Plan Process

California state law requires that every County and City shall have a comprehensive, long term General Plan to provide a long range statement of public policy and a useful guide for the future development of the County or City. The General Plan becomes not only the basis for day to day decisions by the County's elected and appointed officials, but is also an important tool and reference for County residents and property owners so that they may be informed of the policies applicable to their lands.

The General Plan document, at a minimum, must consist of at least nine state mandated elements listed below:

Land Use Element	Open Space Element
Circulation Element	Seismic Safety Element
Housing Element	Noise Element
Conservation Element	Scenic Highway Element
Safety Element	

As part of the General Plan process, a city or county may choose to prepare Area Plans. Area Plans, adopted as amendments to the General Plans, allow specific local application of jurisdiction-wide policies, and create a local forum for the resolution of conflicts among competing interests. An Area Plan is a mechanism by which a community may articulate its values and determine what they feel to be the most desirable pattern of development for the future. Once adopted, the Area Plan should result in a "stream-lined process" whereby projects conforming to the Plan receive efficient and expeditious handling and timely and decisive action by the elected and appointed policy makers who are charged with faithfully adhering to and equitably applying the policies and standards contained within the Plan. When formally adopted as part of the General Plan, the Area Plan can be used to satisfy the requirements of state law or the content of the general plan or for zoning or subdivision consistency.

Once adopted, the Area Plan should be regularly reviewed and revised as new information is received. Community values may change over time in response to events within and outside the Planning Area. The entire plan, including the basic policies, should be thoroughly reviewed at least every 5 to 10 years and revised as necessary to reflect new conditions and local attitudes.



## B. Lassen County's Advanced Planning Program

In 1968, Lassen County prepared a General Plan to guide the physical and economic development of the County into the 1990's. While this plan has served the County well, many changes have occurred, and in many cases community needs and values have changed since the Plan's adoption.

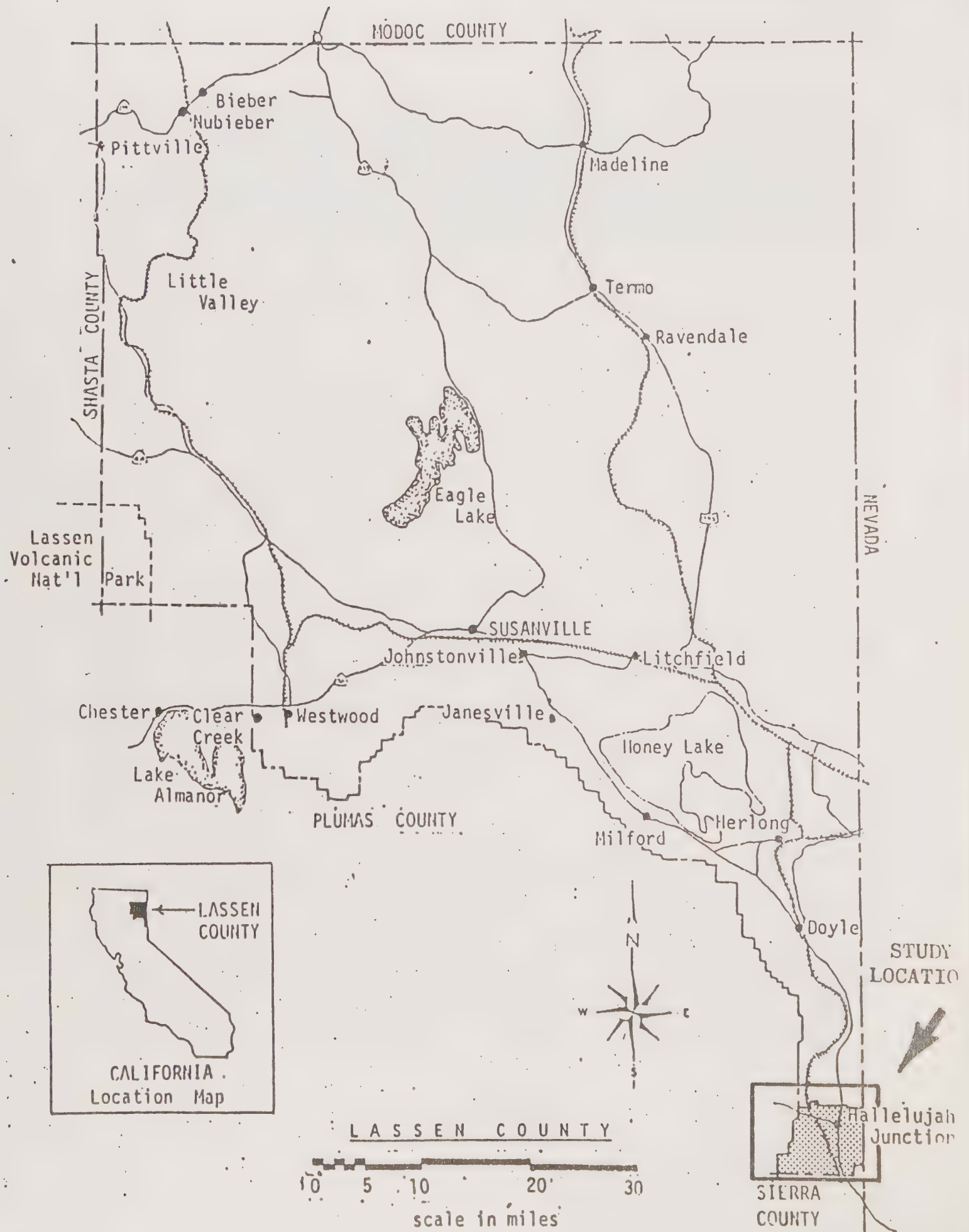
The Lassen County Planning Department is presently involved in a program for the development of Area Plans as a means of updating and revising portions of the County's General Plan. The preparation of an Area Plan includes the following steps:

1. Preparation of a Master Environmental Assessment;
2. Adoption of Goals and Objectives;
3. Consideration of Planning Alternatives;
4. Selection of Preferred Alternative;
5. Preparation of Draft Area Plan and Draft Environmental Impact Report;
6. Adoption of Final Area Plan and Environmental Impact Report;
7. Rezoning and additional implementation of Area Plan policies.

A Master Environmental Assessment was prepared by the Planning Department for the Hallelujah Junction Planning Area in January, 1982, and was followed by the adoption of Goals and Objectives for the Planning Area by the Planning Commission and the Board of Supervisors. A Planning Alternatives Document was then completed in June of 1982, and presented to the citizenry in a series of public hearings. Following the conclusion of these public hearings and the selection of a Preferred Planning Alternative by the Planning Commission, the Board of Supervisors authorized the preparation of a Draft Area Plan and Draft Environmental Impact Report. The public was afforded the opportunity to review the Draft Area Plan and Draft Environmental Impact Report following its completion in June of 1983 at a series of public hearings held before the Planning Commission.

This document represents the Area Plan in its final form as adopted by the County of Lassen. The Area Plan sets forth important goals, policies and standards that will affect the future character of the Planning Area. The Plan also contains recommended zoning and parcel sizes to implement the land use designations shown on the Area Plan Map. A listing of the Lassen County General Plan/Area Plan Land Use Designations and Typical Corresponding Zoning Districts is found in Appendix B. Definitions for each of the Land Use Designations are found in Appendix C. Used in concert with the Land Use Map, these appendices will clarify the intent and meaning of each of the land use designations specified on the Land Use Map.

A presentation of Planning Issues with related Goals and Objectives for the Planning Area in this document is followed by a more detailed discussion of policies and implementation measures for achieving County objectives. The policies and implementation recommendations apply specifically to Subareas within the Planning Area. Each of the Subareas exhibit unique features that warrant individual consideration. Policies and recommended implementation measures are consistent with the Lassen County General Plan and conform to California State law.





### C. Planning Area Description

Hallelujah Junction is located 20 miles northwest of Reno, Nevada in the Long Valley area of Lassen County (see Figures 1 and 2). The Planning Area encompasses 25,000 acres of open and scenic land, with an estimated 47 per cent of this acreage currently under public ownership. The terrain in the Planning Area varies from rolling to steep rugged slopes, with elevations ranging from 4800 feet on the valley floor to 7,780 feet on the slopes of Mt. Ina Coolbrith. The principal drainage of the Planning Area is Long Valley Creek which flows northerly through the Planning Area emptying into Honey Lake west of Herlong, California.

The Planning Area is located within the rain shadow of the Sierra Nevada and exhibits a semi-arid climate characterized by low rainfall. Temperatures may fall below zero in winter, while summers are generally warm. The Planning Area encompasses the north-south trending Long Valley, which is bounded on the west by the rugged Sierra Nevada escarpment and on the east by the Petersen Mountains.

The Long Valley formation once enclosed historic Lake Lahontan. The former lake, in combination with recent alluvium, has formed soils mostly composed of lake deposits, layers of clay and decomposed granite and metavolcanic rock. The Planning Area lies within a geomorphic province referred to as the Basin-and-Range province. The Petersen Mountains and Sierra Nevada Range are fault blocks which have been uplifted, causing Long Valley to become a structural trough.

Much of the valley floor supports vegetation common to semi-arid climates, primarily consisting of sagebrush and scrubbrush with limited stands of Juniper. Heavier concentrations of juniper occur on lower slopes with conifers in the higher elevations in the west.

Valley and foothill habitat provide excellent cover and food for deer and a variety of other mammals and bird life. Much of the area serves as deer winter range and open grazing land for livestock. Scattered residential development exists throughout locations of the Planning Area. Two major highways traverse the valley; U.S. Highway 395 runs north and south and State Highway 70 crosses the valley east to west. The intersection of these two highways is identified as Hallelujah Junction. The Union Pacific Railroad main line enters the Planning Area from the west at Beckworth Pass and proceeds northward toward Herlong. A Union Pacific branch line extends southeasterly across the Planning Area towards Reno.

Fig. 2 PLANNING AREA VICINITY



Fig. 2 PLANNING AREA VICINITY

(6)



## II. GOALS AND OBJECTIVES

1. Conserve all features of the natural environment to the highest degree possible by locating areas of development and activity in areas of least sensitivity and constraint.
2. Critical facilities such as fire, police and emergency service facilities as well as water, electricity, sewage disposal and transportation systems are not to be located on or near known faults.
3. All public and private structures to be required to adhere to the earthquake safe standards for Seismic Zone 3 in accordance with the Uniform Building Code.
4. Hillside areas, which serve as recharge areas in the Project Area and/or where landslides and slope instability may occur and which would be inaccessible to fire fighting equipment are not to be developed or should have an extremely low level of development.
5. Area along Long Valley Creek be utilized as green belt or open space corridor with the width of such corridor to be determined by the severity of erosion at the banks, the location of riparian habitat, archaeological resources and flood hazard zones.
6. Recreational use of Long Valley Creek is to be discouraged due to its high erosional characteristics and degradation of the main channel.
7. Require site specific water supply evaluations of groundwater prior to future developments.
8. Maintain the quality of existing surface and groundwater resources at or near the current level and within adopted standards.
9. Groundwater development is to be based on recharge (safe yield) and not on abstracting water from storage (overdrafting).
10. Require site specific soils investigations on suitability for disposal of sewage or septic tank effluent as well as depth to groundwater so as not to impair water quality.
11. The development of geothermal resources is encouraged but only when such development is compatible with other land use policies for the areas.
12. Retain the open, rural character and scenic quality of the



landscape.

13. Migration corridors and deer habitat are to be protected from conversions or developments.
14. Provide for the protection of rare and endangered plants and animals.
15. Preserve archaeological sites and features.
16. Restrict noise generators to a level compatible with occupancy by man and animals.
17. Provide for an appropriate variety and choice of housing for all economic segments of the community, consistent with its identified need and fair share responsibilities in concert with the current policies of the County and in numbers commensurate with the ability of the environment to sustain.
18. Skill and care should be taken in the design, alignment and/or construction of all developments or improvements, including roads, so as not to impair the natural scenic beauty of the area.
19. Designate U.S. Highway 395 and State Highway 70 as scenic highways with the intensity, location, design and quality of development strictly regulated to insure the protection and enhancement of the scenic landscape.
20. All development to incorporate multiple ingress and egress for evacuation and fire suppression with all such routes constructed to County road standards, traversible by 2 wheel drive vehicles.
21. The undergrounding of low voltage electrical transmission lines and distribution lines should be encouraged.
22. Maintain the quality of air resources at or near current ambient levels and within adopted standards.
23. Allow for a centralized neighborhood shopping facility to reduce the need for long distance shopping trips.
24. The rate of growth and development to be commensurate with and not exceed the ability of the service system and environment to assimilate it.

### III. MAJOR PLANNING ISSUES

The identification and understanding of issues allows decision-makers to formulate goals and objectives for the community at large, and to assist with the selection of planning alternatives that achieve those aims.

The following issues have been identified by the County and public as central to the future of the Hallelujah Junction Planning Area.

#### A. Primary Issues

##### 1. Wildlife and Natural Habitat

- a. How important is the general preservation of natural habitat in the Planning Area, and how critical is the deer winter range to the County and state? How much of the various habitat types should be preserved, and what are the most effective methods for protecting these resources?

##### 2. Water Resources

- a. Is the Creek potentially threatened by future development, and if so, what measures may be adopted to maintain its water quality and availability for use by the public?
- b. Is the watershed that provides groundwater for the Planning Area adequately protected? Are there certain types of future land uses that would impair the recharge capabilities of that watershed?
- c. Based on projected growth rates and types of land uses that may occur in the Planning Area, is there sufficient groundwater available to meet this future demand without overdrafting water supplies?

##### 3. Wastewater Disposal

- a. Is the existing practice of installing individual leachfield for different types of land uses adequate for protecting groundwater, or is there a need for either a wastewater treatment facility, or special requirements for handling toxic wastewater?

##### 4. Topographical Constraints

- a. Are existing zoning and general plan constraints adequate for the protection of the banks along Long Valley Creek?
- b. Is there a grading ordinance or similar ordinance in effect that

would preclude inappropriate development of areas with steep slopes, or at a minimum, incorporate design mitigations to limit soil erosion?

5. Natural Hazards

- a. Have flood plains been accurately mapped and appropriate measures adopted by the County to protect life and property from periodic inundation?
- b. Earthquake faults may pose a serious hazard to life and property in the Planning Area. Have adequate fault studies been performed to identify active or potentially active faults? Are existing state and local building codes and setback requirements adequate?

6. Public Services

- a. Will future growth overburden these services and reduce their overall performance? Is there a need to form community service districts, or another entity such as a homeowners association to generate necessary revenues and provide for service administration?

7. Cultural Resources

- a. Are existing general plan and zoning constraints adequate for protecting archaeological resources in the Planning Area?

8. Aesthetics

- a. Since the County and most local residents prefer to retain these environmental qualities, future growth must be accommodated without degrading the essential character of the Planning Area. Are future land uses compatible with the preferred qualities of living in this area of the county?
- b. U.S. Highway 395 and State Highway 70 are considered scenic highway corridors. Development of lands adjacent to these highways must be balanced with the need to preserve panoramic views for motorists (local residents and tourists) traveling these routes.

9. Industrial and Commercial Development/Growth Inducement

- a. Should the type of land uses that attract additional development pressures from approximate urban centers be limited in the Planning Area? The need for employment and a larger tax base must be balanced with preserving preferred environmental qualities in the Planning Area. To what extent will the Planning Area become a



residential "bedroom community" of Reno?

10. Fiscal Impacts

- a. Are projected financial resources adequate for serving new growth? What strategies and mechanisms are available to County and district officials to increase revenues as growth occurs?

B. Secondary Issues

These issues are less critical than those in the preceding section, and/or may be more easily mitigated.

1. Traffic Capabilities

- a. As the population increases in the Planning Area new roads must be planned to accommodate additional traffic. Consideration of accessibility (location) and methods of financing road improvements are important issues for the County.

2. Fire Hazard

- a. The County must ascertain if sufficient water supplies and fire suppression capability exists to serve projected growth. Should community service districts be formed to provide adequate protection?

3. Loss of Agricultural Lands

- a. The value of open grazing land must be weighed against the revenue benefits and desires of other community members who support the expansion of non-agricultural land use activities.

4. Energy Consumption

- a. Are there any extraordinary costs associated with extending present utility services? Should the County explore methods for requiring utilization of alternative energy sources where economically feasible?

5. Storm Drainage

- a. Do unidentified drainage problems exist, and can they be adequately remedied? Should the County investigate the need for a master drainage plan to protect Long Valley Creek, Honey Lake and valuable watershed?

6. Public Lands

- a. How can land use planning best serve those public lands (and new proprietors) which come into private ownership through land sales and exchanges at an undetermined future date?

7. Housing

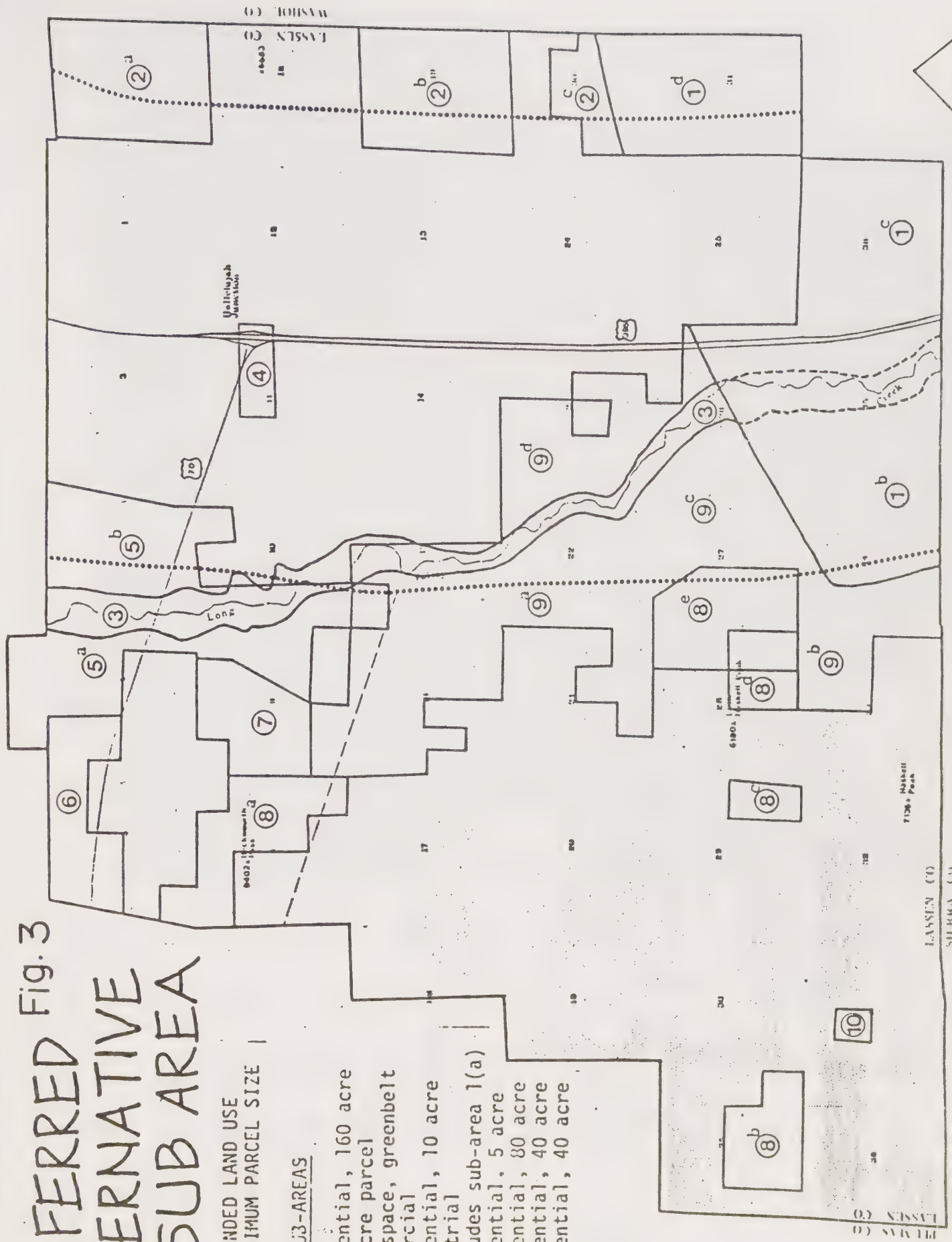
- a. Is the infrastructure of the Planning Area adequate to support future residential development? Are potable water supplies adequate? Does the General Plan provide sufficient acreage and densities to accommodate projected residential growth?

# PREFERRED ALTERNATIVE BY SUB AREA

RECOMMENDED LAND USE  
AND MINIMUM PARCEL SIZE

## SUB-AREAS

1. Residential, 160 acre
2. 160 acre parcel
3. Open space, greenbelt
4. Commercial
5. Residential, 10 acre
6. Industrial  
(includes sub-area 1(a))
7. Residential, 5 acre
8. Residential, 80 acre
9. Residential, 40 acre
10. Residential, 40 acre



Notes: Shaded areas denote public lands.

HALLELUJAH JUNCTION

1 in. = 1.17 mi.



#### IV. POLICIES AND IMPLEMENTATION MEASURES

##### A. CONSERVATION OF NATURAL HABITAT

The Planning Area supports an abundant and diverse number of plants and wildlife. The vegetation, which is typical of semi-arid climates, provides valuable watershed for soil conservation and groundwater recharge, as well as cover and food for wildlife. Long Valley Creek serves as an important water source for local wildlife. Substantial amounts of deer winter range and major deer migratory routes exist in the area. Rare and/or endangered plants have not been identified in the Planning Area, but may exist in as yet undiscovered locations. Areas of the Petersen Mountains have been identified as important wintering habitat for the bald eagle, an endangered bird species, and golden eagle. (Refer to Figures 4 and 5 for locations of sensitive areas).

##### GENERAL DEVELOPMENT

##### Policies:

1. Direct and encourage low density rural residential, commercial and industrial development onto lands with the least environmental sensitivity and natural constraints, which have been identified in the Planning Alternatives Study as Subareas 4, 5, 6, 7, and 9.
2. Where development must unavoidably occur on lands having "high environmental sensitivity" limit to low intensity and very low density uses.
3. In areas designated for industrial development, encourage only industries which have a high tax base, are non-labor intensive, not dependent on street trade, and non-polluting.
4. Subareas 5a and 5c are designated Rural Residential with a minimum parcel size of 5 acres and 10 acres respectively.
5. Subarea 7 is designated as Rural Residential with a 5 acre minimum parcel size.
6. Subarea 9a is designated as Rural Residential with a 13 acre minimum parcel size.
7. Subareas 9b, 9c and 9d are designated as Agricultural Residential with a 40 acre minimum parcel size.
8. Subarea 5b is designated as Grazing and Sagebrush Environment with a 100 acre minimum parcel size.

Fig 4 BIOLOGICAL, CULTURAL RESOURCES

LEGEND: DEVELOPMENT SUITABILITY LEVELS

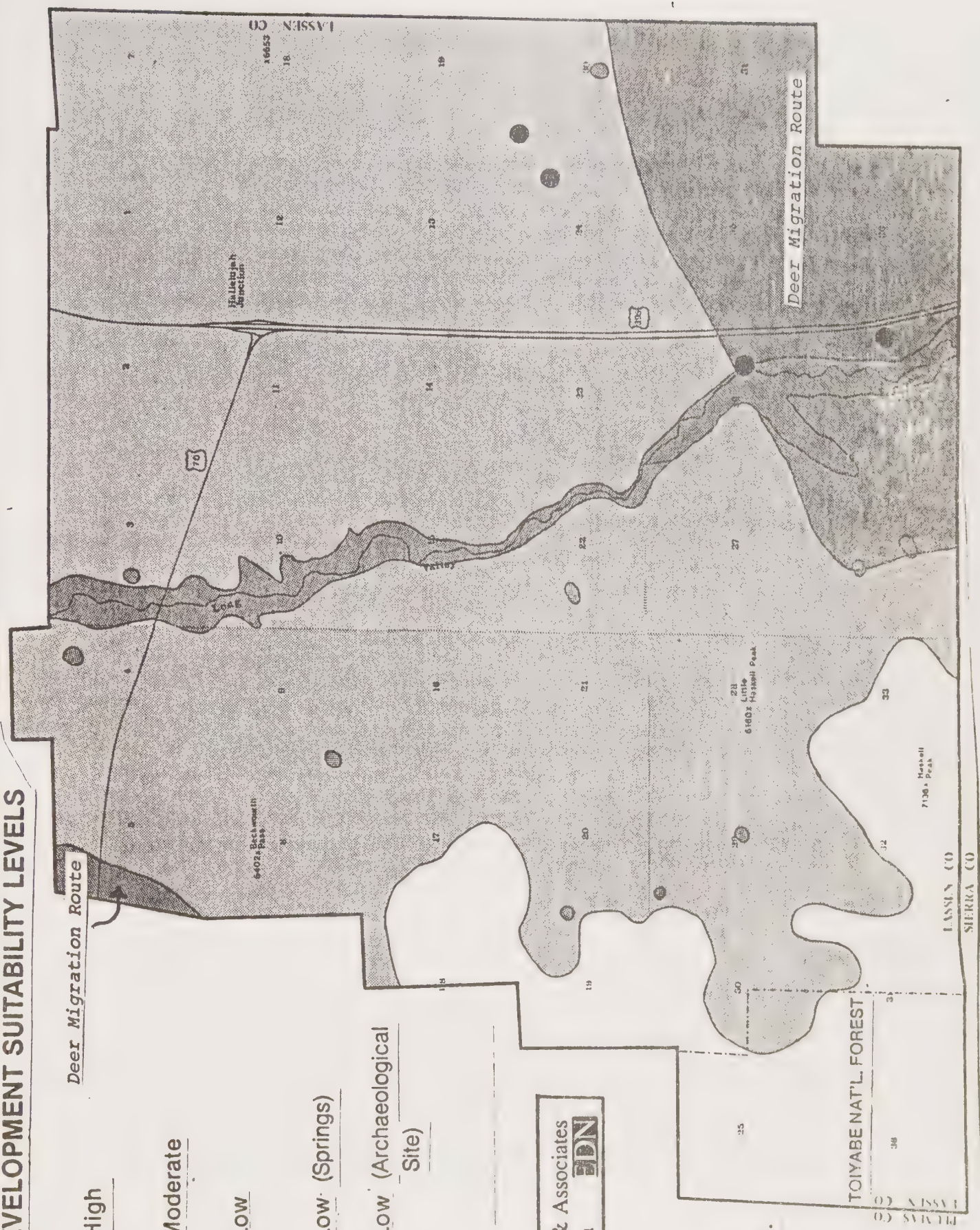
- High
- Moderate
- Low
- Low (Springs)
- Low (Archaeological Site)

(15)

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1 in. = 1.17 mi.





9. A Planned Development Option is designated as an overlay land use development option for Subareas 5a, 5c, 7 and 9a.

Implementation:

1. Zone Subarea 5a A-2-B-5, Agricultural Residential District with a 5 acre minimum parcel size.
2. Zone Subarea 5c A-2-B-10, Agricultural Residential District with a 10 acre minimum parcel size.
3. Zone Subarea 7 A-2-B-5, Agricultural Residential District with a 5 acre minimum parcel size.
4. Zone Subarea 9a A-2-B-13, Agricultural Residential District with a 13 acre minimum parcel size.
5. Zone Subareas 9b, 9c and 9d A-2-B-40, Agricultural Residential District with a 40 acre minimum parcel size.
6. Zone Subarea 5b, U-C, Upland Conservation.
7. Allow an application for a Planned Development Permit as a development option in Subareas 5a, 5c, 7 and 9a to maximize open space while maintaining an average dwelling density not greater than 25 per cent over the maximum density otherwise allowed with the Subareas.
8. Prohibit free-roaming pets outside developed areas in all subareas.
9. Require a 100 foot maintained setback for all development along intermittent and perennial natural drainages.

LONG VALLEY CREEK

Policies:

1. Subarea 3 is designated as Open Space.
2. Preserve riparian areas along Long Valley Creek as an open space corridor. The width of the corridor, as shown on the Area Plan Map, is determined by the severity of bank erosion, the location of riparian habitat, archaeological resources and flood hazard zones.
3. Limit recreational uses of Long Valley Creek to prevent bank erosion, degradation of water quality, and disturbance to wildlife.



4. Recreational activities and uses are not to be directed to Long Valley Creek with its steep erodable banks. The recreational potential of the Planning Area is best realized through the utilization of its unique natural setting which would attract those who appreciate hiking, wildlife, its wide open spaces, and its panoramic views. Any development of campgrounds, picnic grounds, parks and similar uses along Long Valley Creek would warrant careful review of potential environmental impacts.

Implementation:

1. Zone Subarea 3 "O-S" Open Space Zoning District.
2. The use of off-road recreational vehicles should be prohibited by ordinance within Subarea 3 except for selected areas of crossing, agricultural use and/or resource protection.

DEER MIGRATION CORRIDORS AND CRITICAL HABITAT

Policies:

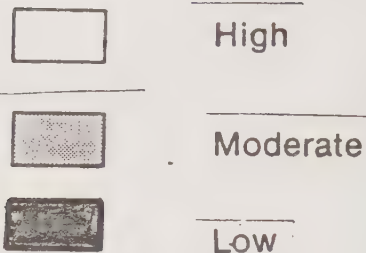
1. Important deer migration corridors and habitats are to be retained in natural open space condition to maintain integrity of critical migration routes and winter range. In the Planning Area, Subareas 1a, 1b and 1c are recognized as a critical deer migration corridor. (Refer to Section II-D-2, Wildlife, Master Environmental Assessment for the Hallelujah Junction Planning Area, February, 1983, Lassen County Planning Department, page 25).
2. Protect deer habitat and corridors by precluding the erection of disruptive barriers and minimizing removal of native vegetation.
3. Encourage minimum construction of access roads; where access roads are necessary, construction is to occur in the least sensitive areas.
4. Construction of fences shall conform to the California Department of Fish and Game Standards for Range Fencing as specified in Appendix A.
5. Subareas 1a, 1b and 1c are designated as Natural Wildlife Habitat with a 160 acre minimum parcel size.

Implementation:

1. Zone Subareas 1a, 1b and 1c UC-NH-160, Upland Conservation/Natural Habitat District with a 160 acre minimum parcel size.

# Fig. 5 WILDLIFE HABITAT

## LEGEND: DEVELOPMENT SUITABILITY LEVELS

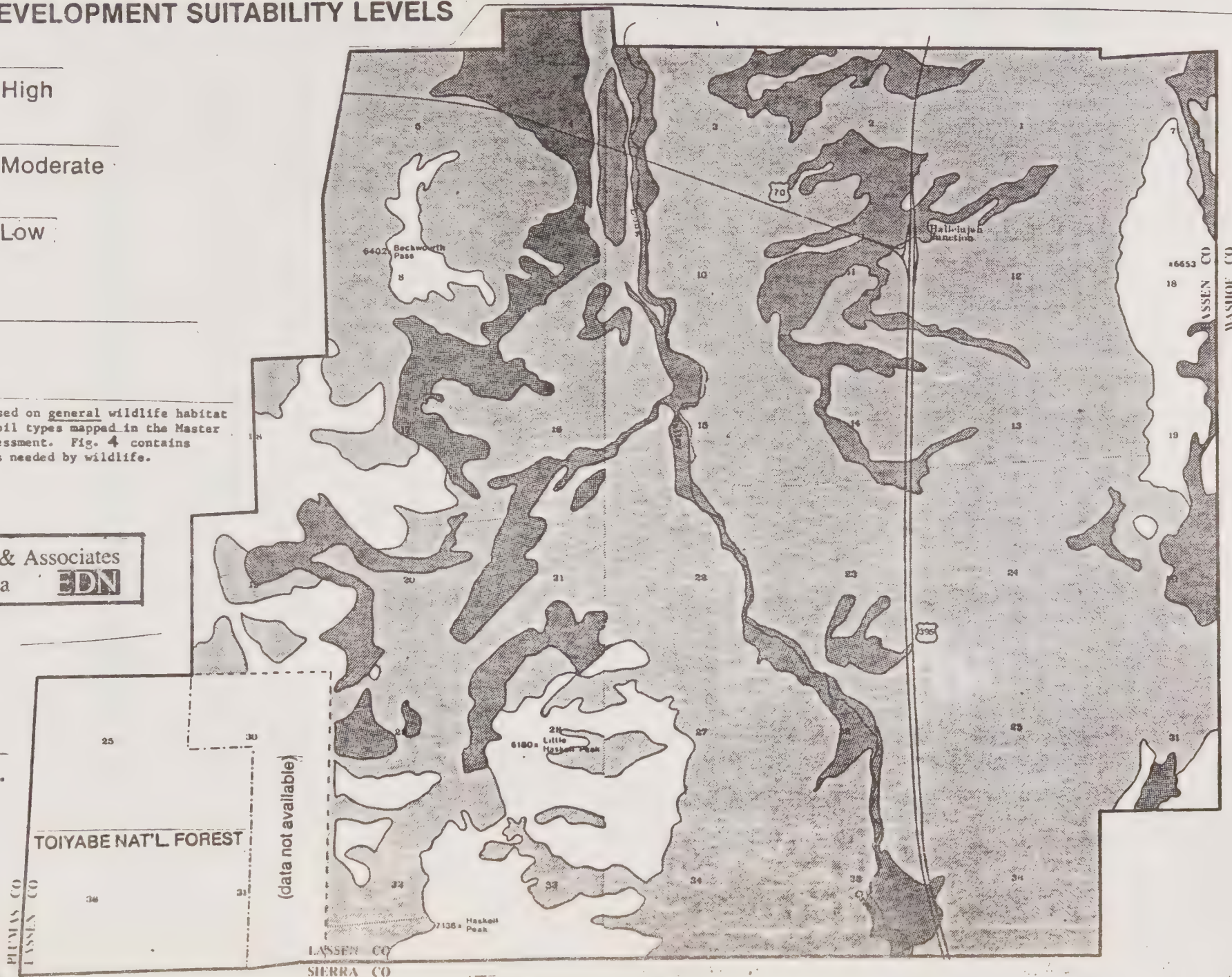


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Note: This figure is based on general wildlife habitat diversity, from soil types mapped in the Master Environmental Assessment. Fig. 4 contains specific resources needed by wildlife.

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1 in. = 1.17 mi.





## RARE AND ENDANGERED PLANTS AND WILDLIFE

### Policies:

1. Identify and map habitat locations of rare and/or endangered wildlife--areas of special biological importance (ASBI)--in the Planning Area. Verify new locations of rare and/or endangered plants or animals using updated resource maps from the relevant State Agency, California Department of Fish and Game.
2. Land use and development shall not impair the habitat of rare and/or endangered plant and wildlife species, nor otherwise threaten their existence.

### Implementation:

1. Review projects for conformance with stated policies regarding protection of rare and/or endangered species.
2. In accordance with CEQA, which requires an environmental evaluation for projects where the County exercises discretionary authority, require botanical surveys and/or review by the State Department of Fish and Game and other interested groups as a condition of approval for any parcel or subdivision map in areas identified as having sensitive habitat where rare and/or endangered plant or wildlife species may exist.
3. In accordance with CEQA, require applicants to satisfactorily mitigate potential impacts to sensitive habitat as a condition of approval of parcel and subdivision maps.

## B. NATURAL HAZARDS

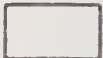


Areas adjacent to Long Valley Creek are subject to periodic inundation, occasionally in the form of dry mantle (flash) floods. Terrain has undergone substantial faulting throughout the Planning Area. At least three major faults trending north-south are located in the western half of this area of the county. The entire Planning Area is classified as a severe earthquake zone, with a rating of IX on the Mercalli Intensity Scale. (Refer to Figure 6 for location of hazard areas).

### Policies:

1. Locate public buildings, critical public service facilities, and utility facilities outside identified earthquake hazard areas.
2. All structures, both public and private, shall adhere to local and state



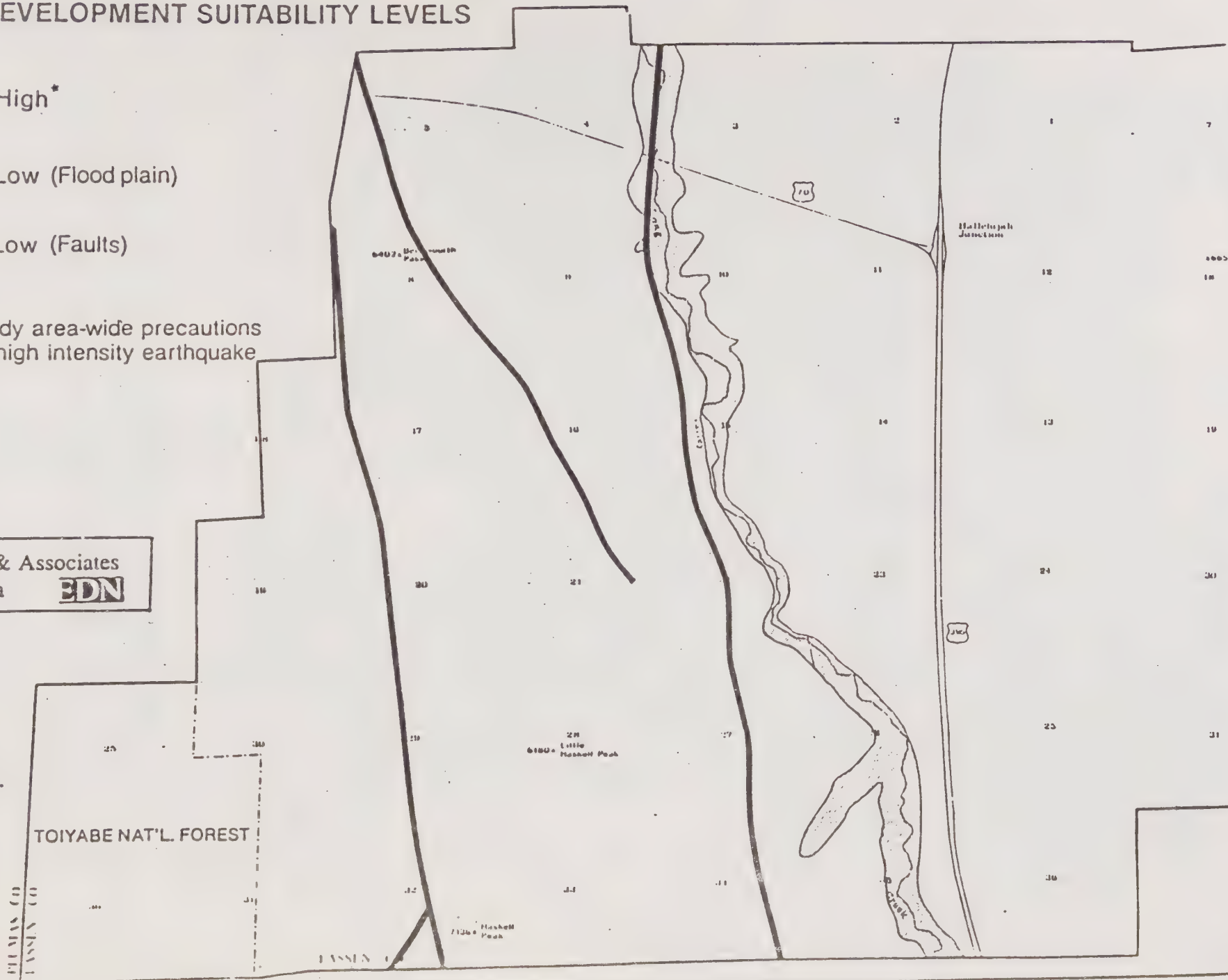
Fig 6 **FLOOD, SEISMIC HAZARD****LEGEND: DEVELOPMENT SUITABILITY LEVELS**

-  High\*  
 Low (Flood plain)  
 Low (Faults)

\*except for study area-wide precautions  
necessary in high intensity earthquake  
zone.

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1 in. = 1.17 mi.



seismic safety standards for Seismic Zone 3.

3. Site selection for public buildings, public service facilities and utility facilities shall avoid areas having steep slopes or unstable soils, areas prone to liquefaction, and sites where development requires steep cut and fill banks.

Implementation:

1. Field surveys for faults or fault traces should be performed prior to the siting and construction of buildings intended for human usage or occupation in areas where identified fault systems exist.
2. All new public or private structures planned for human occupancy and use should be set back at least 50 feet from any identified fault or fault trace to reduce risk of damage.
3. All new structures shall conform to the seismic safety standards specified in the County building code and state Uniform Building Code.

C. TOPOGRAPHICAL CONSTRAINTS

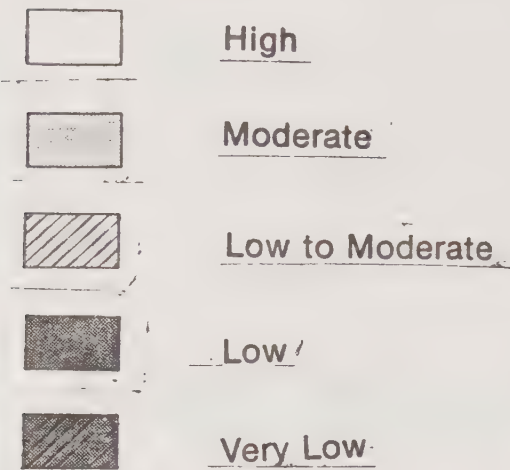
Steep slopes in the foothills and mountains, and the banks of Long Valley Creek, are subject to erosion and landslides as a result of soil instability. (Refer to Figure 7 for location of areas of unstable slopes.)

Policies:

1. Conserve all features of the natural environment to the highest degree possible by locating areas of development and activity in areas of least sensitivity and constraint.
2. Hillside areas, which serve as recharge areas and/or where landslides and slope instability may occur and which would be inaccessible to fire fighting equipment are not to be developed or should have an extremely low level of development. Those areas of steeper slopes are designated as Subareas 2, 8 and 10, and the banks of Long Valley Creek in Subarea 3.
3. Subareas 2a, 2b, and 2c are designated as Grazing and Sagebrush Environment with a 160 acre minimum parcel size.
4. Subareas 8a and 8c are designated as Grazing and Sagebrush Environment with 160 acre minimum parcel size.
5. Subareas 8b, 8c, and 8d, and 8e are designated as General Forest Environment with 80 acre minimum parcel size.

# Fig. 7 SLOPE STABILITY

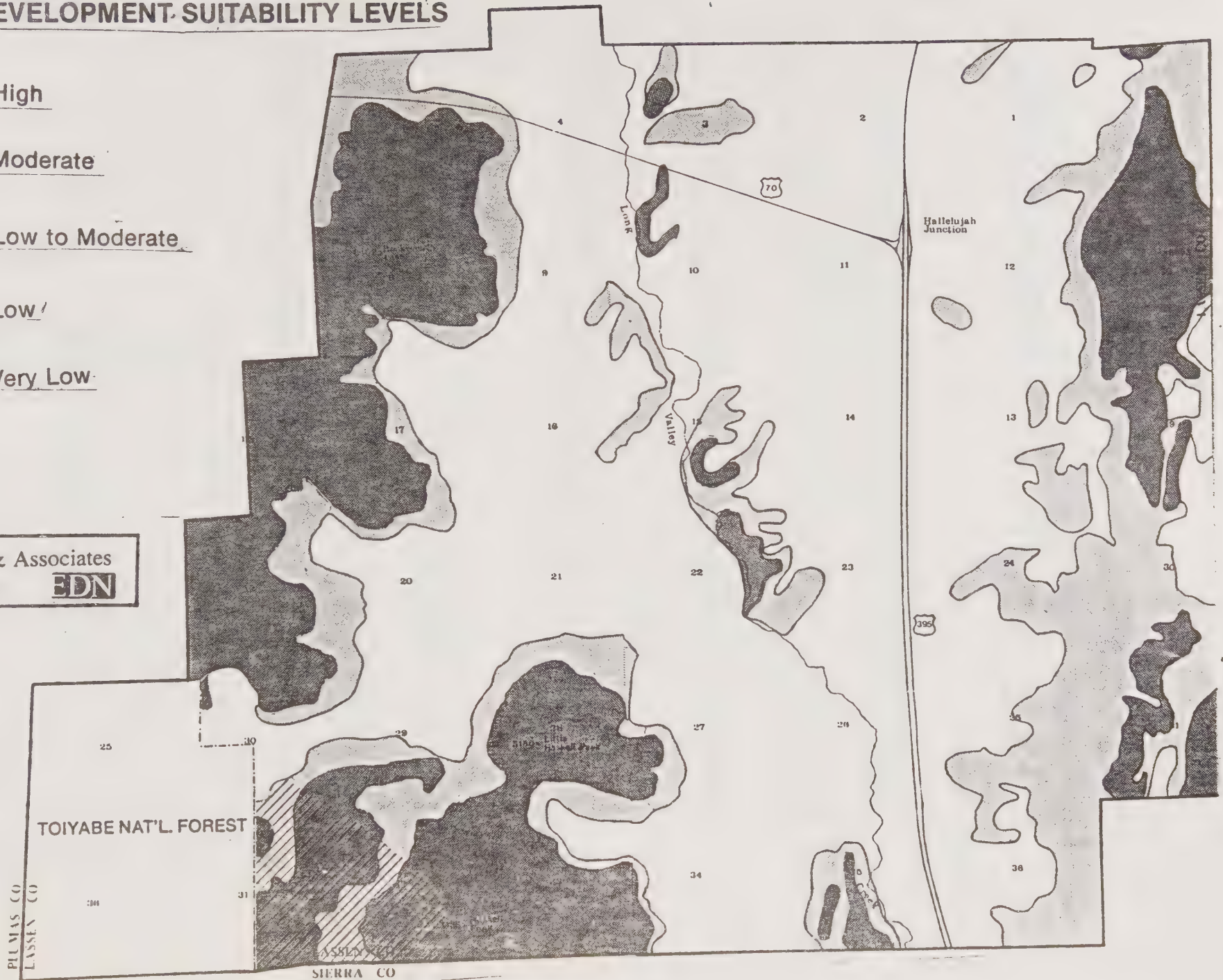
## LEGEND: DEVELOPMENT SUITABILITY LEVELS



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1 in. = 1.17 mi





6. Subarea 10 is designated as General Forest Environment with a 40 acre minimum parcel size.
7. Subarea 3 is designated as Open Space.

Implementation:

1. Zone Subarea 2 UC-B-160, Upland Conservation District with a 160 acre minimum parcel size.
2. Zone Subareas 8a, 8b, 8c, 8d and 8e FR-B-80, Forest Recreation District with an 80 acre minimum parcel size.
3. Zone Subarea 10 FR-B-40, Forest Recreation District with a 40 acre minimum parcel size.
4. All development shall comply with the grading regulations of Lassen County.
5. Development on slopes over 15 per cent shall be discouraged. Development shall follow natural contours of the land, avoid interrupting natural drainage channels, and comply with appropriate grading practices with the guidance of the County Building Inspector.

D. WATER RESOURCES

The surface water quality of Long Valley Creek is an important natural and recreational resource to the County. Woodland areas in the surrounding foothills and mountains provide a valuable watershed for groundwater recharge, as well as promoting soil conservation. Groundwaters are also recharged by Long Valley Creek. (Refer to Figure 8 for location of water resource areas. Springs are shown in Figure 4.)

Policies:

1. Maintain surface water quality of Long Valley Creek and its tributaries at or near current levels and within adopted standards.
2. Protect and maintain groundwater quality at or near current levels and within adopted standards.
3. Groundwater withdrawal shall be based on recharge (safe yield) rather than on abstraction from storage (overdrafting).
4. Groundwater recharge areas (watershed in hills and mountains surrounding Long Valley) shall be protected from development that would interfere

with the critical function they perform.

5. Subarea 3 is designated as Open Space.

Implementation:

1. Protect Long Valley Creek by zoning Subarea 3 "O-S", Open Space Zoning District which precludes inappropriate development along its banks.
2. For building projects where necessary and for all subdivisions and parcel maps, require site-specific soils investigations on suitability for disposal of sewage or septic tank effluent as well as depth to groundwater so as not to impair groundwater quality.
3. Allow only very low densities in upland recharge areas and in areas planned for residential use where septic leachfield capacity is severely limited.
4. Require site-specific water supply evaluations of ground water quantity and direction of movement prior to approval of future significant subdivisions or significant commercial and industrial developments (comply with the applicable ordinances of Lassen County).
5. At the time of sales or exchanges of public lands, provide for appropriate low intensity use zoning of any public lands in upland recharge areas which come into private ownership.

E. GROUNDWATER

The Planning Area contains portions of two valley groundwater reservoirs, the upper Long Valley groundwater reservoir and the Long Valley groundwater reservoir. The upper Long Valley groundwater reservoir extends into the southern portion of the Planning Area and is reported to contain an estimated 100,000 acre feet of water. The Long Valley groundwater reservoir includes a portion of the northern part of the Planning Area. This groundwater reservoir contains an estimated 220,000 acre feet of water. Water in both of these groundwater reservoirs are reported to be within 100 feet of the ground surface.

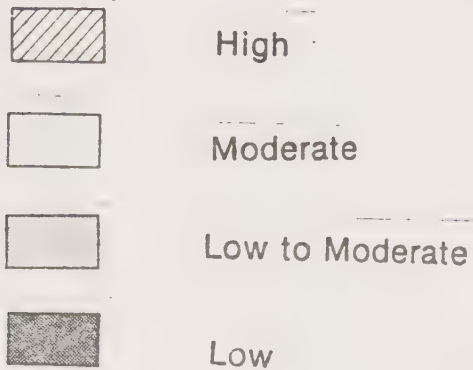
The ground water resources of the Planning Area are closely related to the surface water resources in that recharge of the ground water supply comes mostly from surface water. Some groundwater recharge occurs directly from infiltrated precipitation.

In addition to onsite groundwater in the Planning Area it appears that ground and surface water from the Planning Area serves to recharge the groundwater supplies of Doyle, Herlong and other locations north of the Planning



Fig. 8 **WATER AVAILABILITY**

LEGEND: DEVELOPMENT SUITABILITY LEVELS

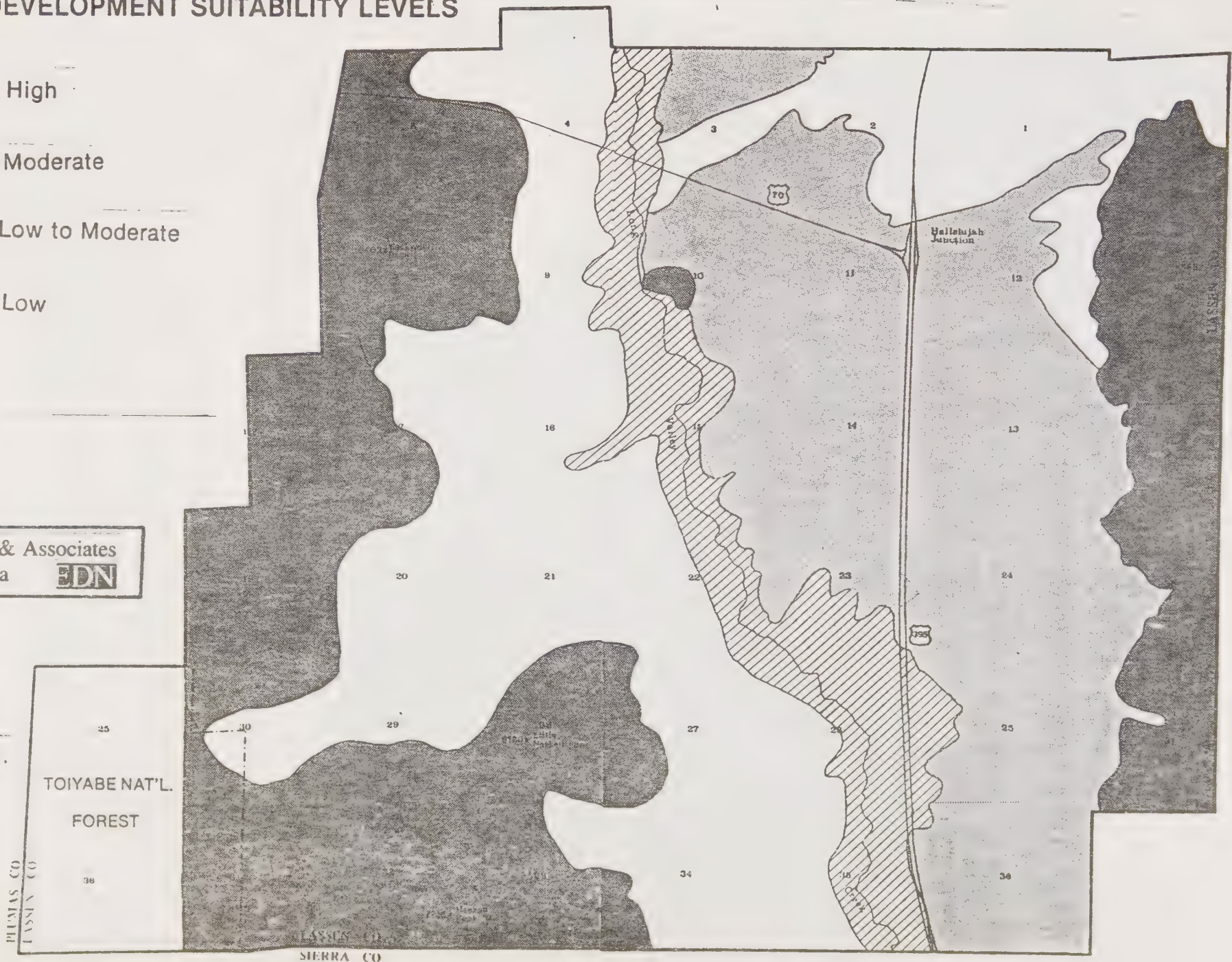


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1 in. = 1.17 mi.





Area. Long Valley Creek is apparently an influent stream along a portion of its course contributing water to underlying aquifers during periods of intermittent flow. This affects the elevation of ground water and the movement of ground water in the area adjoining its channel.

Policies:

1. The protection of groundwater resources within the Planning Area is a priority of the County so as to provide for the health, safety and welfare of all residents of the County.
2. The beneficial use of groundwater is of central importance to the economy of the County.
3. Groundwater development is to be based on recharge (safe yield) and not on abstracting water from storage (overdrafting).

Implementation:

1. Groundwater shall not be appropriated from the Long Valley groundwater basin for non-overlying uses even in the event of surplus in the supply above the reasonable requirements of the overlying lands. Non-overlying uses includes the export of water for uses outside the natural watershed area of land from where the water was extracted.
2. The County should enter into a joint powers agreement with the County of Sierra for the purposes of groundwater management for the Long Valley Groundwater Basin utilizing powers granted through Chapters 449 and 986 of the 1980 Statutes at any such time deemed appropriate by the Board of Supervisors.

F. WASTEWATER DISPOSAL

Soils within the Planning Area have limited to very limited capabilities for treating wastewater. In many locations water tables occur at shallow depths. (Refer to Figure 9 for location of soils with limitations on capacities for septic leachfields).

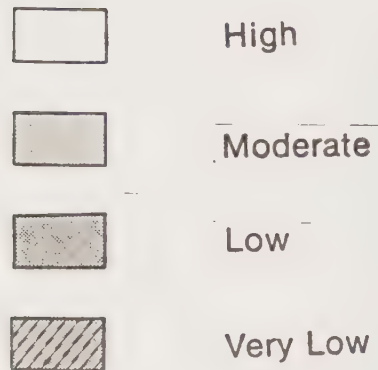
Policies:

1. Direct new development to areas most capable of handling septic leachfield disposal of wastewater.
2. Where leachfield capabilities are inadequate, all new developments that discharge wastewater shall provide an appropriate method when feasible for treating and disposing of wastewater which is carefully reviewed and engineered to ensure safety and reliability.



# Fig. 9 SEPTIC LEACHFIELD SUITABILITY

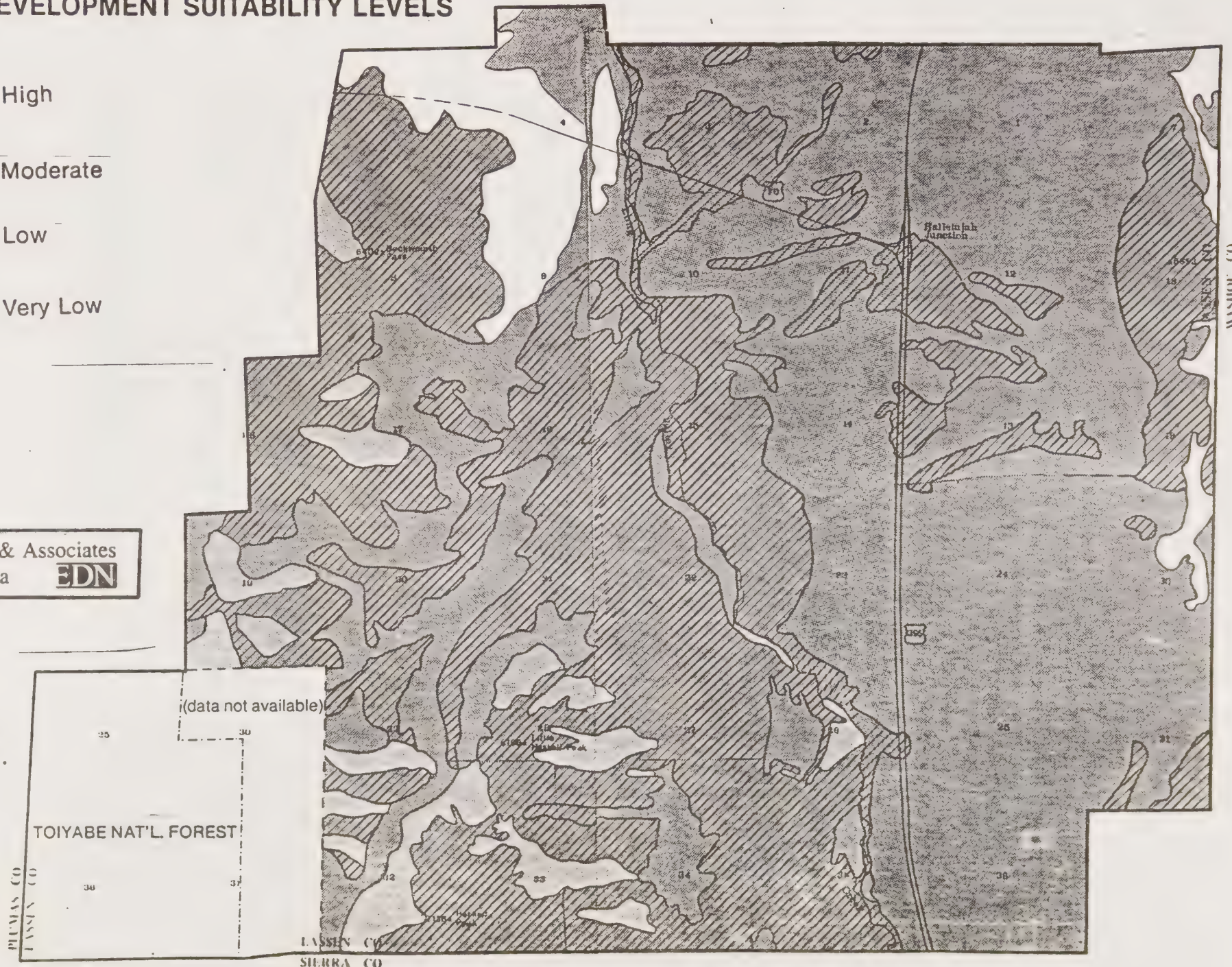
## LEGEND: DEVELOPMENT SUITABILITY LEVELS



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1 in. = 1.17 mi.





3. Where higher densities of development occur, community wastewater disposal systems should be encouraged.

Implementation:

1. Comply with the applicable ordinances of Lassen County.

G. ALTERNATIVE ENERGY SOURCES

Currently residents of Lassen County obtain energy from conventional sources--primarily from existing utility firms using water, coal, oil and natural gas for power generation. The potential for geothermal resources exists in the Planning Area. Prevailing winds may occur at necessary velocities while being constant enough to warrant the construction of wind turbines for electrical generation.

Policies:

1. Encourage exploration and appropriate development of geothermal and wind generation resources.
2. Develop geothermal resources in a manner commensurate with protection of other resources and compatible with designated land uses for the Planning Area.
3. Protect the environment from potential adverse impacts resulting from geothermal projects.

H. LAND USE

RESIDENTIAL

The existing housing supply generally meets the demands and need for housing in the Planning Area. Potential migration of residents from Reno to the area may greatly increase the demand for additional housing. Subareas within the Planning Area differ in their suitability for location of residential use, due to varying availability of such necessities as access, water supply, and soils suitable for septic leachfield. (Refer to Figure 13 below under (M) CIRCULATION/TRANSPORTATION for accessibility of Planning Area locations, and to Figures 7, 8 and others above for locations of other resources and constraints to residential use. These necessary resources and constraining factors also apply to the suitability of locations for Commercial and Industrial Development.)



### Policies:

1. Rural residential development should be directed to areas of highest availability of support factors (access, water, soils for septage disposal) and lowest sensitivity to environmental impact. In the Hallelujah Junction Planning Area these locations have been designated as Subareas 4, 5a, 5c, 7 and 9a.
2. Development of housing shall comply with the policies and provisions in the Housing Element of Lassen County's General Plan.
3. Within areas designated for rural residential use, encourage housing in the least environmentally sensitive areas (see Figures 4 through 13).
4. Subarea 9a is designated Rural Residential with a 13 acre minimum parcel size.
5. Subareas 5a and 7 are designated Rural Residential with a 5 acre minimum parcel size.
6. Subarea 5c is designated Rural Residential with a 10 acre minimum parcel size.

### Implementation:

1. Zone Subarea 9a A-2-B-13, Agricultural Residential District with a 13 acre minimum parcel size.
2. Zone Subareas 5a and 7 A-2-B-5, Agricultural Residential District with a 5 acre minimum parcel size.
3. Zone Subarea 5c A-2-B-10, Agricultural Residential District with a 10 acre minimum parcel size.
4. Allow an application for a Planned Development Permit as a development option in Subareas 5a, 5c, 7 and 9a to promote location of housing where conditions are most suitable, and maximize open space for avoidance of those areas having poor soils, high visibility or other land use constraints. Average dwelling density not greater than 25 per cent over the maximum density otherwise allowed with the Subareas.
5. Within Subarea 4, allow residential development compatible with proposed commercial activities. For intense use (e.g., 80-unit mobile home park, 40-unit apartment complex) require package sewage treatment plant or equivalent as required by the Lahontan Regional Water Quality Control

Board.

6. Ensure fiscal balance with respect to providing County services for new population by complying with the measures required in this Element under section K "Fiscal Impacts".
7. Require development in high fire hazard sections of the Planning Area to provide for multiple access options and safe, reliable access to major public roads to ensure ease of circulation for emergency purposes.

#### COMMERCIAL AND INDUSTRIAL

The Planning Area contains ample undeveloped lands holding reasonable market values, two major highways, rail lines and the proximity of a major urban center (Reno). (Please refer to the introductory discussion and reference to Figures under Residential Land Use, above, regarding suitability of various locations within the Planning Area for commercial or industrial development.)

#### Policies:

1. Direct and encourage commercial and industrial development onto lands with the least environmental sensitivity and natural constraints, which have been identified in the Planning Alternatives Study as Subareas 4 and 6.
2. Where development must unavoidably occur on lands having "high environmental sensitivity," limit to low intensity uses.
3. In areas designated for industrial development, encourage only industries which have a high tax base, are non-labor intensive, not dependent on street trade and non-polluting.
4. Subarea 4 is designated as Commercial.
5. Subarea 6 is designated as General Industry.

#### Implementation:

1. Zone Subarea 4 C-H, Highway Commercial District.
2. Zone Subarea 6 M-1, Light Industrial District. Industrial uses established within Subarea 6 are to be small in scale and capital rather than labor intensive so that it would have maximum beneficial impact upon the County's tax base with minimum adverse impacts upon the environment and the County's service systems.

## AGRICULTURE

Although suitable soils and necessary water for agricultural production are available in many parts of the Planning Area, climate conditions produce a short growing season, limiting crop plantings to hay, pasture, short grains and other short season crops. These crops yield only a modest return on investment.

The Planning Area, which has been used historically for grazing, is divided into three grazing allotments, Haskell Peak, Plumas Junction, and Hallelujah Junction. The Hallelujah Junction Allotment, reseeded by the Bureau of Land Management following the 1973 Hallelujah Junction Fire, is the most heavily used and has the highest AUM's (animal unit months).

Agriculture is a major component of the County's economic base. It is also a major element in defining the quality of life and the rural character so important to the residents of the Planning Area and the County.

### Policies:

1. Encourage livestock production on public lands and large (100+) parcels.
2. Locate non-agricultural development on lands having the least suitable soils and vegetation for agricultural uses.
3. Provide for the preservation of agricultural lands in parcel sizes capable of supporting full-time agricultural operations in order to allow for the continuation of such uses and to provide opportunities for the future expansion or establishment of such uses.
4. Protect agricultural lands from development pressures and/or uses which will adversely impact or hinder existing or future agricultural operations through the establishment of compatible zoning districts and large parcel sizes adjacent to agricultural lands.
5. Subarea 5b is designated Grazing and Sagebrush Environment, 100 acre minimum parcel size.
6. Subarea 5c is designated as Rural Residential with a 10 acre minimum parcel size.

### Implementation:

1. Zone prime range and agricultural lands U-C, Upland Conservation District.
2. Zone Subarea 5b U-C, Upland Conservation District.
3. Zone Subarea 5c A-2-B-10, Agricultural Residential District with a 10



acre minimum parcel size.

4. Where dense residential or intense commercial uses abut parcels devoted to livestock grazing or other agricultural uses, incorporate buffer setbacks and/or construct natural screens to isolate buildings, agricultural spraying, storage of farm equipment, feed lots, animal confinement areas or other objectionable uses producing noxious odors or unattractive sights.
5. Consider use of linear or curvilinear "O-S" Districts to create buffer areas between agricultural parcels and residential or commercial uses.

#### - I. CULTURAL RESOURCES

Five archaeological sites have been identified in the Planning Area, two of which are on private lands adjacent to Long Valley Creek. Other historic and archaeological resources may also exist in the area. (Refer to Figure 10 for location of sensitive areas).

##### Policies:

1. Development projects in areas of known heritage value shall be designed to minimize degradation of these resources. Where conflicts are unavoidable, mitigation measures which reduce such impacts shall be implemented. Possible mitigation measures may include clustering, buffer zones, and building site requirements.

##### Implementation:

1. An archaeological reconnaissance shall be conducted by a qualified archaeologist and appropriate mitigation measures prepared and followed for development projects located in areas identified as being archaeologically sensitive.

#### J. AESTHETICS AND NOISE





The character of the Planning Area may be described as predominantly rural, with vast undeveloped expanses of land and unobstructed views of distant vistas. The air quality is good to excellent, and except for highway traffic, noise intrusion throughout the valley is minimal. (Refer to Figure 11 for location of highly visible areas and Scenic Highway Corridor.)

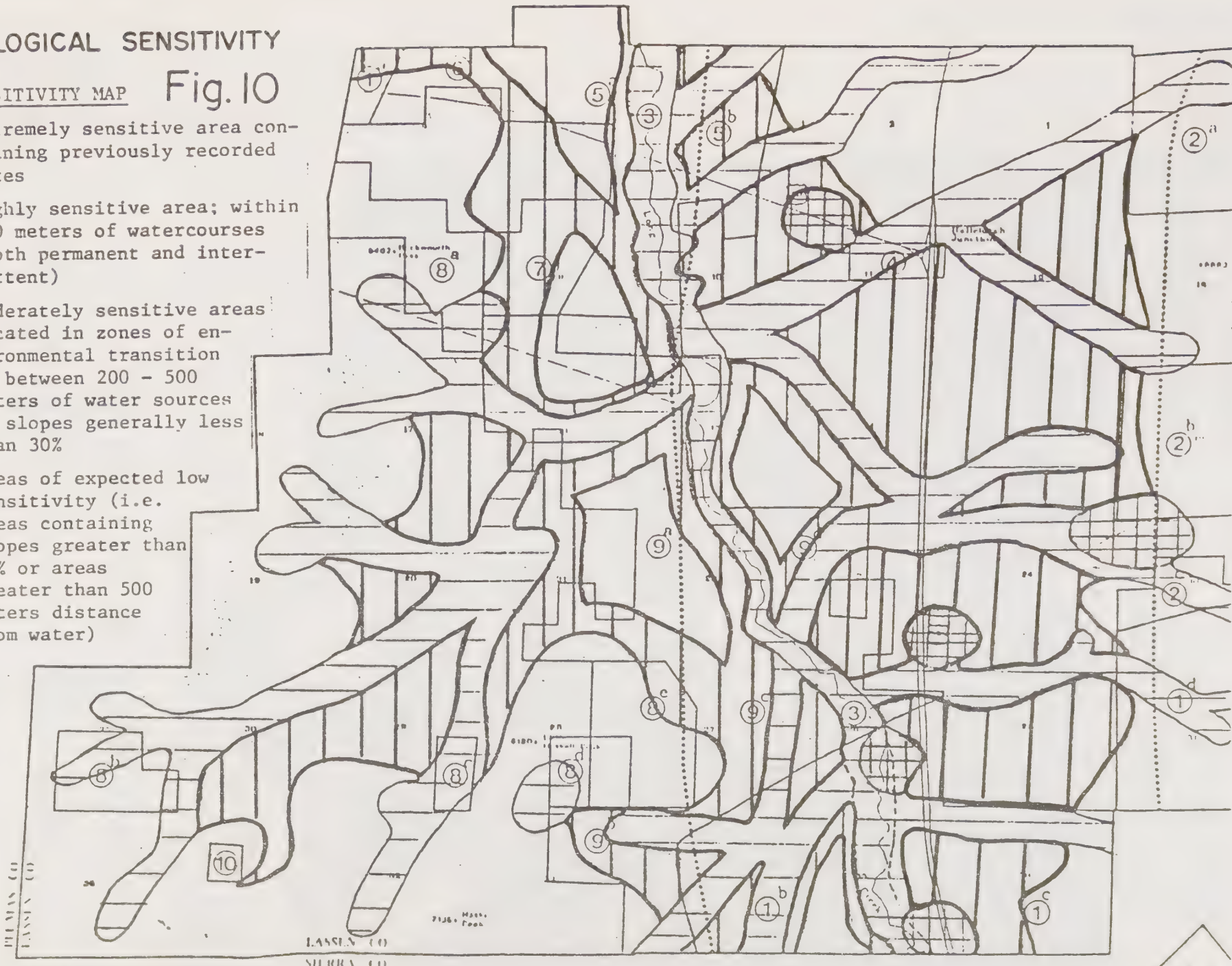
##### Policies:

1. Allow commercial and industrial development only in appropriately designated areas, which are limited in size and located where human use

# ARCHEOLOGICAL SENSITIVITY

KEY TO SENSITIVITY MAP Fig.10

-  = Extremely sensitive area containing previously recorded sites
-  = Highly sensitive area; within 200 meters of watercourses (both permanent and intermittent)
-  = Moderately sensitive areas located in zones of environmental transition or between 200 - 500 meters of water sources on slopes generally less than 30%
-  = Areas of expected low sensitivity (i.e. areas containing slopes greater than 30% or areas greater than 500 meters distance from water)



HALLELUJAH JUNCTION

NOTE: Numbers within circles denote Sub-Areas.  
Shaded areas denote public lands.



has already been established. In the Hallelujah Junction Planning Area these locations have been identified as Subareas 6, proposed for industrial use, and Subarea 4, proposed for commercial use.

2. Recognize the Planning Area's highly sensitive viewshed when considering development projects, particularly within approximately one and one-half miles either side of Highways 70 and 395.
3. Noise levels shall be kept low through low densities and low intensities of use and through the use of noise impact analyses in environmental studies for any proposed projects which may involve noise generation.
4. The design and appearance of structures, appurtenances, landscaping and other improvements within the Planning Area shall be visually compatible with the individual building site, with other development in the area, and the general environment of the area.
5. Structures shall be designed to utilize natural forms such as sun, wind, rain and snow to best advantage, and to minimize energy expenditures. Lot and structure orientation and design shall take advantage of passive solar heating and cooling.
6. Require maximum retention of open space to attain goals of providing for levels and intensities of physical development that retain wildlife habitat, watershed and aesthetic values and the character of the Planning Area.

#### Implementation:

1. Designate the area within one and one-half miles either side of Highways 70 and 395 a Scenic Highway Corridor, within which all building and development for human use (including agriculturally-related facilities) must meet prescribed standards of appearance.
2. Zoning on all lands within the Scenic Highway Corridor shall include a "D", Design Combining District.





The following guidelines are to be used for the implementation of design policies and to serve as the basis for administrative criteria for review of individual building and new development project applications in areas or districts that are subject to design control.

- a. Landscaping: The natural vegetative cover should be preserved or re-established to the greatest extent feasible.
- b. Grading and Drainage: All grading should conform smoothly to natural contours. Alteration of natural grade should be minimized



Fig. II **HIGHWAY VIEWSHED**

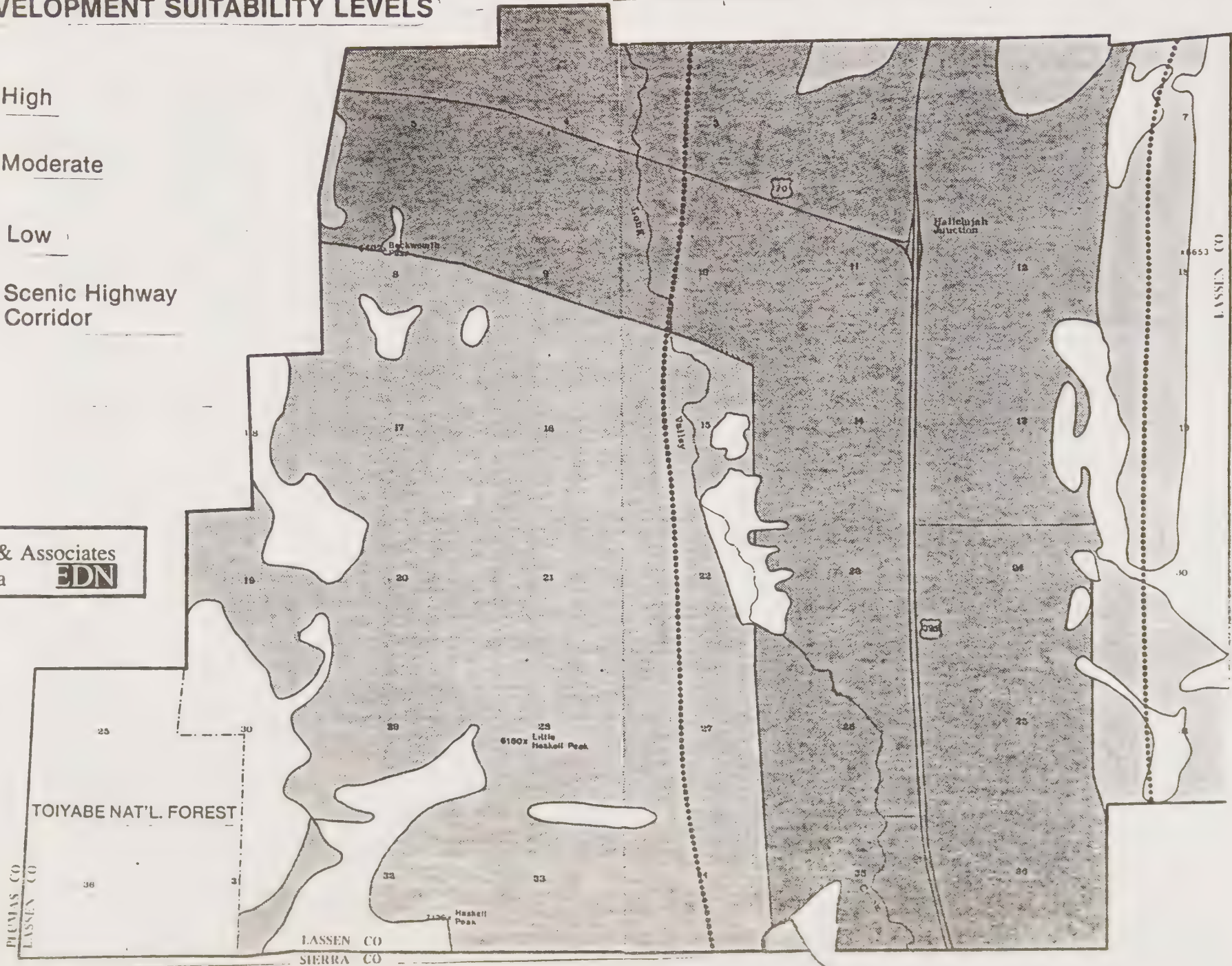
**LEGEND: DEVELOPMENT SUITABILITY LEVELS**

-  High
-  Moderate
-  Low
-  Scenic Highway Corridor

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1 in. = 1.



(e.g. cut and fills minimized). Avoid concentration of runoff waters.

- c. Exterior colors and finish of buildings: Color schemes for buildings are to be compatible with the setting utilizing tones and colors that appear harmonious with the site. Exterior materials, finishes and colors are to be non-reflective such as provided by the natural appearance of woods or stain finishes.
- d. Roof treatments: Roofs shall be non-reflective with color compatible to the building and setting.
- e. Building heights: Structure height and silhouette should appear compatible on the natural landscape and integrate with the height of surrounding vegetation, rock outcrops, etc.
- f. Accessory buildings: Accessory structures or outbuildings should be minimized. Where needed, they should relate architecturally with primary buildings and/or be screened from view.
- g. Outdoor lighting: The light source of any exterior lighting fixture should not be visible from neighboring property. (Illumination of neighboring property should be avoided).
- h. Fences and screening for residences: Rigid delineation of lot lines that is visually intrusive should be avoided. Service yards (e.g. garbage containers, clotheslines, etc.) should be visually screened, particularly in cluster developments.
- i. Tanks: All fuel tanks, water tanks or similar facilities should be visually compatible and/or concealed so as not to be visible from roads or neighboring property. Such facilities are to have non-glare surfaces.
- j. Utilities: Above ground utilities should be minimized where allowed, telephone and power poles should be located along natural edges in vegetation, within forested areas, on opposite sides of roads from visual attraction, below ridge lines to avoid silhouetting on the sky line, and be raptor proof. The underground placement of power and telephone utilities is encouraged and should use common trenches under road shoulders where possible.

- 3. Encourage use of the Planned Unit Development concept by allowing application for Planned Development Permit options in Subareas 5a, 5c, 7 and 9a where the highest density residential uses are allowed. The Planned Development Permit would allow clustering of homes as feasible, leaving larger areas of guaranteed open space as a visual amenity.



4. In concert with Planned Development Permits, guarantee the maintenance of areas set aside as open space by requiring project applicants to rezone such open space area to an O-S, Open Space Zoning District, or as otherwise provided in the Planned Development process. Such Open Space areas shall be held in arrangements that ensure their intent and protection such as: owned in common undivided interest by all of the lot owners; owned by a homeowners association; be owned by a private individual, group, or entity. Other uses of the open space area may include access routes between dwelling unit clusters, utility transmission, facilities for sewage treatment and water supply, and equestrian trails and facilities.
5. Require all new development to maintain natural vegetation wherever possible and to plant vegetation screens when necessary to make improvements blend in with the landscape. Developers should use plants and materials compatible with and appropriate to the surrounding landscape. All commercial and industrial uses shall be landscaped, including parking areas.
6. Retain natural contours to the greatest extent possible.
7. Noise levels shall be consistent with the Noise Element in the County General Plan.

#### K. FISCAL IMPACTS

Lassen County and various districts within the county provide limited public services, based upon the demands of a predominantly rural population and revenues from a modest tax base. The County and these districts have limited capability for providing public services in the Planning Area at a level of service equal to less remote areas. With the possible exception of capital costs for school expansion, the projected development pattern under the Area Plan is expected to provide adequate revenues for anticipated services, including an additional sheriff's deputy when warranted by population growth in the Planning Area and surroundings. (One deputy per 1000 residents is considered optimal.)

#### Policies:

1. Guide development in a pattern that will establish an acceptable balance between public facility and service costs and public revenues derived from new development.






#### Implementation:

1. Applications for development permits or approval should be carefully considered to ensure adequate provision of all necessary public services



Fig.12 OWNERSHIP, AGRICULTURE

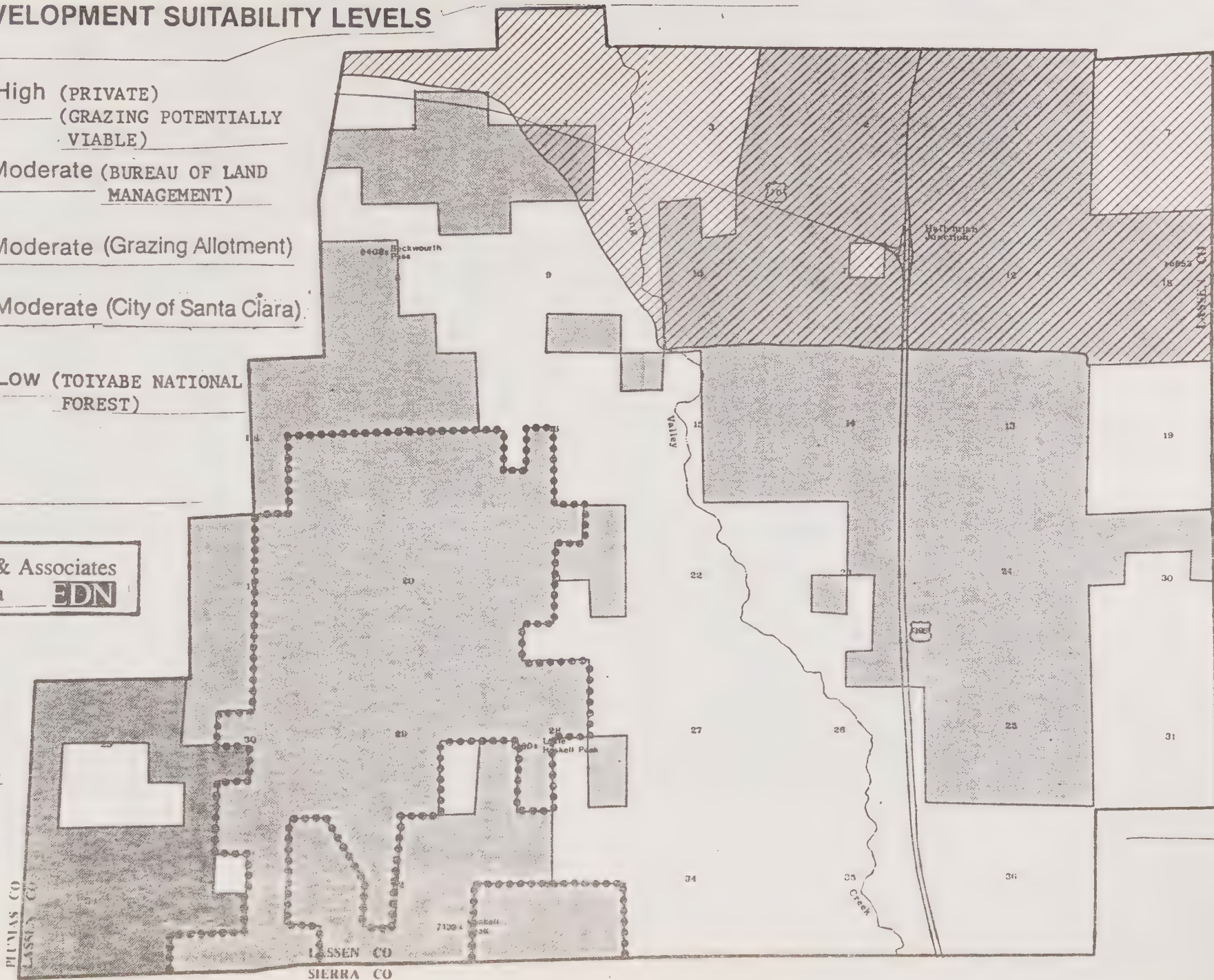
LEGEND: DEVELOPMENT SUITABILITY LEVELS

-  High (PRIVATE)  
(GRAZING POTENTIALLY VIABLE)
-  Moderate (BUREAU OF LAND MANAGEMENT)
-  Moderate (Grazing Allotment)
-  Moderate (City of Santa Clara)
-  Low (TOIYABE NATIONAL FOREST)

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1 in. = 1.17 mi.



(e.g. schools, fire protection, etc.)

2. Consider construction of onsite and offsite capital improvements for roads, drainage, etc., in connection with subdivision and major development project approval, or an in-lieu cash contribution.

#### L. PUBLIC LANDS

Almost half the acreage of the Planning Area is in public ownership (City of Santa Clara, U.S. Bureau of Land Management, Toiyabe National Forest), and primarily exists as open grazing and forested land. (Refer to Figure 12 for locations of grazing allotment and public lands).

##### - Policies:

1. Public lands are designated Open Space in Lassen County's General Plan.
2. At the time of sale or exchange of public land into private ownership, and prior to accepting applications for development, incorporate the land into the Hallelujah Junction Area Plan so that its use can be governed by capabilities and constraints found in that part of the Planning Area, and by consideration of cumulative effects of proposed uses of this and other Planning Area lands taken as a whole.

##### Implementation:

1. Rezone all public lands, including the lands of the City of Santa Clara, to O-S, Open Space Zoning District.
2. When public lands are transferred into private ownership through sale or exchange, create new Subareas based upon the characteristics of the land and the land's relationship to the rest of the Planning Area. Follow the process used for the delineation of Subareas in the Hallelujah Junction Planning Alternative Study.
3. Require site specific zoning and General Plan Amendments where appropriate for property transferring from public to private ownership prior to issuance of any development permit.




#### M. CIRCULATION/TRANSPORTATION

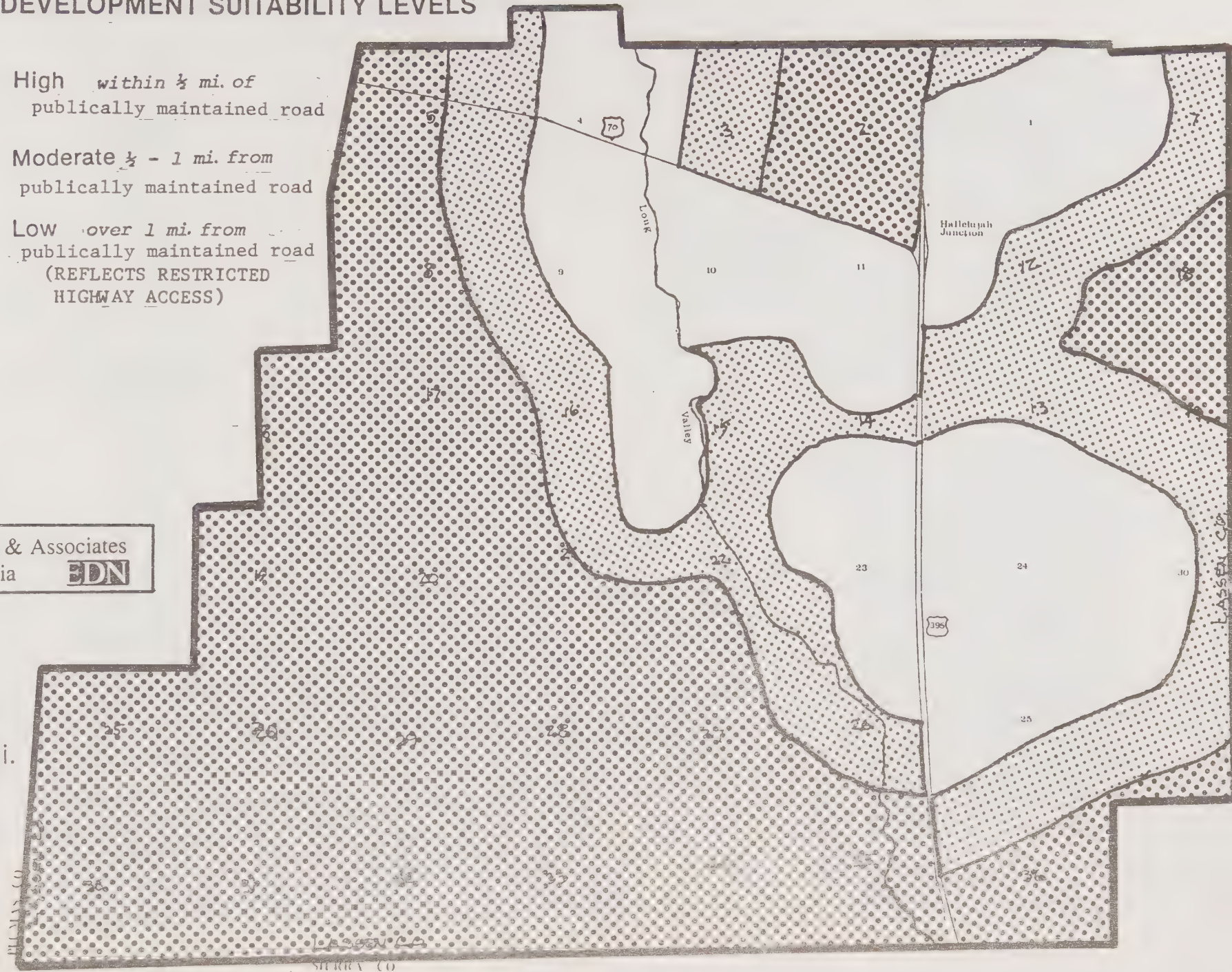
Although two major highways pass through the Planning Area, access throughout much of the Planning Area is limited to unimproved private roads. Many sites that may be suitable for development in the future, currently have limited access or none at all. (Refer to Figure 13 for accessibility of Planning Area locations).



# Fig.13 ACCESSIBILITY

## LEGEND: DEVELOPMENT SUITABILITY LEVELS

-  High within 1/2 mi. of publically maintained road
-  Moderate 1/2 - 1 mi. from publically maintained road
-  Low over 1 mi. from publically maintained road (REFLECTS RESTRICTED HIGHWAY ACCESS)



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1 in. = 1.17 mi.





There are two County Roads within the Planning Area. County Road No. 333-A begins on Highway 70 at the public road connection located approximately two miles west of Hallelujah Junction and extends southerly into the Planning Area a distance of 2.4 miles to Plumas Junction. Although the roadway extends south into the Planning Area from that point it is not a County Road. County Road 333-C begins at the same point and extends northerly a distance of approximately .8 mile. Both roads are commonly known as Scott Road. That portion of Scott Road located south of Plumas Junction was abandoned by the County in the early 1950's when a bridge constructed over Long Valley Creek was washed away.

In order to bring the entirety of Scott Road into the County Road system, the County would have to purchase a 60' right-of-way and then upgrade the roadway to County Road standards. The County Department of Public Works indicates that prior to paving the roadway to a 24' width with 2' shoulders, the roadway would have to be realigned in some places and drainage facilities installed. The Public Works Department estimates that the cost per mile to the County in 1983 dollars would be \$200,000. Additional costs would include a public crossing over the Union Pacific Railroad tracks, approximately \$150,000, and construction of a bridge over Long Valley Creek, approximately \$350,000.

#### Policies:

1. Maintain and improve County Roads based on level of use and recognizing fiscal constraints of the county.
2. Require development to provide multiple ingress and egress, where possible, and constructed to County road standards.

#### Implementation:

1. County Road 333-A, Scott Road, should not be extended south through the Planning Area south of its current terminus at Plumas Junction.
2. In conjunction with development in Subarea 7, multiple access constructed to County Road standards should be provided so as to provide adequate internal circulation as well as an evacuation route. The most appropriate location of such access is to be shown on the Area Plan map.
3. County Roads within the Planning Area are to be maintained at a level that will provide safe and adequate access to residents of the Planning Area. Improvements to these roads may occur as a result of increased traffic loading and development.
4. Proposed subdivisions and commercial and industrial developments are to provide adequate internal circulation and connections to County Roads or State Highway 70 constructed to County Road standards.

## N. SOLID WASTE DISPOSAL

There is currently no solid waste disposal site within the Planning Area. Nearly all of the Planning Area's residents pay a fee to dispose of solid waste at dump boxes operated by Plumas County near Chilcoot, two miles west of the Planning Area.

At full buildout a "small volume transfer station" (defined as up to 100 cubic yards of waste a day) would be needed to serve the Planning Area. Such a station would probably involve the use of four 50 cubic yard drop boxes hauled to the nearest Lassen County landfill once a week. Approximate costs involved annually in operating a small volume transfer station would be as follows utilizing 1983 dollars:

\$20,000 to \$30,000/year: Contract for hauling drop boxes once a week

\$ 5,000 /year: Buy, maintain, replace drop boxes

\$ 2,000 /year: Construct ramp; enclose with fencing;  
personnel to open and close station

\$ 50.00 /year: Lease on public property

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Total \$27,050 to \$37,050/year

This total figure would represent a 16% to 22% increase respectively in the present solid waste management budget.

The County Department of Public Works is pursuing more efficient alternatives for disposal of solid wastes in the Planning Area.

### Policies:

1. The appropriate level of solid waste disposal service shall be provided by the County of Lassen at such time as volume of waste generated necessitates the institution of a small volume transfer station.
2. Uses which generate amounts of solid waste exceeding the capacity of a small volume transfer station are to work with the County of Lassen to provide for the appropriate safe and proper disposal of solid wastes.

### Implementation:

1. Provide a small volume transfer station when the number of housing units in the Planning Area reaches approximately 100.
2. The small volume transfer station should be located near County Road 333-A or 333-C (Scott Road). Care should be taken in the placement of the station to mitigate visual impacts to the extent feasible.

APPENDIX A

CALIFORNIA DEPARTMENT OF FISH AND GAME  
STANDARDS FOR RANGE FENCING

1. Materials: Barb-wire, hog-wire prohibited

2. Heights and Spacing:

First strand 18 inches above ground

Second strand 8 inches above first strand

Third strand 10 inches above second strand

Optional fourth strand 12 inches above third strand



## APPENDIX B

### LASSEN COUNTY GENERAL PLAN DESIGNATIONS AND TYPICAL CORRESPONDING ZONING DISTRICTS

The following outline indicates the principal Lassen County General Plan/Area Plan land use designations and typical zoning districts or combinations of zoning districts which correspond to the designations. This list is not meant to be exclusive and zoning districts not listed below may be consistent under varying circumstances. Also not included are various combining districts which may be combined with the principal zoning districts under specific circumstances.

GENERAL PLAN DESIGNATIONS	TYPICAL CORRESPONDING ZONING DISTRICTS
<hr/>	
<u>Residential</u>	
1. Urban	"R-1" Single Family Residential "R-2" Limited Multiple-Family Residential "R-3" Multiple-Family Residential
2. Estate	"R-1" Single Family Residential
3. Rural Residential	"A-2" Agricultural-Residential, 3-20 acre minimum building sites.
4. Agricultural-Residential	"A-2" Agricultural-Residential, 20-40 acre minimum building sites.
5. Planned Development	"PUD" Planned Unit Development District, cluster development with areas of Open Space.
6. Planned Development Option	May be used as an "overlay" of other appropriate land use desig- nations and corresponding zoning districts. At the appropriate time a Planned Development Permit

would involve zoning to "PUD" providing for appropriate cluster development and open space areas.

### Commercial

1. Town Center  
Possible combinations of "R-1" Single Family Residential, "R-2" Limited Multiple-Family Residential, and "C-T" Town Service.
2. General Commercial  
"C-G" General Commercial District, "C-T" Town Service District, "C-H" Highway Commercial District.
3. Business Park  
"C-G" General Commercial, "M-L" Limited Industrial (A "Business Park" zoning district may be developed specifically to correspond with the Business Park land use designation.)
4. Highway Commercial  
"C-H" Highway Commercial District  
"C-L" Local Convenience Commercial
5. Neighborhood Commercial  
"C-L" Local Convenience Commercial
6. Resort/Recreation Service District  
"R-S" Resort District, "O-C-B" Public Campground/Boating/Beach District, "F-R" Forest Recreation District.

### Industrial

1. General Industry  
"M-1" Light Industrial, "M-2" Heavy Industrial District
2. Industrial Park  
"M-L" Limited Industrial District

### Urban Reserve

1. Urban Reserve  
Zoning may vary, will be low density agricultural or a "conservation-type" zoning district (i.e. "U-C" Upland Conservation) until determination of future urban use.

### Public Land and Facilities

1. Public Land

"O-S" Open Space District

2. School

"I-1" Institutional Use District

3. Airport

"Y-C", Airport Commercial District,  
"I-1" Institutional Use District

### Recreational Facilities

1. Campgrounds

"O-C-B" Public Campground/Boating/  
Beach District, "F-R" Forest  
Recreation.

2. Boat Launch

"O-C-B" Public Campground/Boating/  
Beach District.

3. Winter Sports Area

"R-S" Resort District.

4. Park

"I-1" Institutional Use, "O-S" Open  
Space District, "O-C-B" Public  
Campground/Boating/Beach District.

### Natural Resources

1. Intensive Agriculture

Cropland and Prime Grazing

"E-A" Exclusive Agriculture Dis-  
trict, "A-3" Agricultural District.

2. Extensive Agriculture/Open Space  
Environment

Grazing and Sagebrush Environment

"U-C" Upland Conservation District,  
"O-S" Open Space District.

General Forest Environment

"U-C" Upland Conservation, "TPZ"  
Timber Production Zone, "F-R"  
Forest Recreation.

Open Space

"O-S" Open Space District, "O-D"  
Primitive Area District.



### 3. Conservation/Parkland

#### Conservation

"O-S" Open Space District, "I-1" Institutional Use District, "O-D" Primitive Area District.

#### Natural Wildlife Habitat

"N-H" Natural Habitat Combining District, usually combined with "A-2" Rural Residential or other residential designation, or "U-C" Upland Conservation.

#### Scenic Highway Corridor

Will overlay other land use designations. May have "D" Design Combining District in some Communities.

#### Prime Recreation

This is a general overlay designation. Zoning will be consistent with the principal designation (e.g. "U-C" Upland Conservation).

#### Lassen National Park

"O-S" Open Space.

## APPENDIX C

### LASSEN COUNTY GENERAL PLAN AND AREA PLAN LAND USE DESIGNATIONS

#### RESIDENTIAL

##### Urban:

Includes residential areas receiving a full range of urban services such as community sewer and water services. May allow high density residential development and may include multi-family units. Density will usually exceed one dwelling unit per acre.

##### Estate:

Provides areas for large-lot residential subdivision. Such parcels should be created by subdivision rather than by parcel map. All lots should be served by paved roads and may have community water and/or sewer services. Parcel sizes range from one to five acres.

##### Rural Residential:

Provides for medium density residential uses in a rural environment. Parcels may or may not be served by paved roads or be connected to community water or sewer services. Parcel sizes generally range from three to twenty acres. Some parcels may be clustered with smaller parcels in exchange for retention of open space areas.

##### Agricultural Residential:

Provides for very low density residential uses in or adjacent to agricultural and/or open space areas. Residential use should be secondary to agricultural uses and shall not conflict with agricultural or other resource values. Parcel sizes shall generally range from twenty to forty acres.

Planned Development  
Residential (Cluster  
Residential):

Provides for densities in the range of urban or estate residential when units are clustered to maintain open space areas or preserve sensitive and/or unique environmental features, resources and amenities.

Planned Development  
Option:

The Planned Development Option designation may "overlay" selected primary land use designations. May allow increased residential densities with an approved Development Plan which shall incorporate clustering designs to maintain open space areas or preserve sensitive and/or unique environmental features, resources and amenities.

### COMMERCIAL

Town Center:

Usually designated at existing communities. Identifies local commercial districts and social centers. Commercial uses may be mixed with residential and/or other compatible land uses.

General Commercial:

Uses include retail and general commercial uses providing a wide variety of goods and services.

Business Park:

Designates a commercial area for administrative, medical or financial services but does not include general retail and commercial uses. May include firms performing laboratory testing or conducting research and development.

Highway Commercial:

Sites primarily serving the needs of highway travelers. Typical uses may include lodging, restaurants, gas stations and automotive services and small retail shops which serve the traveler.

Neighborhood  
Commercial:

Provides a limited selection of convenience goods within either walking



or brief driving distance from residential areas. Typical use is a small convenience type grocery-gas station.

Resort/Recreation  
Service Center:

Provides for commercial resorts, organized camps and campgrounds, as well as limited services or facilities which directly support recreation and the recreational tourist.

## INDUSTRIAL

General Industry:

Provides for general light and heavy industrial and manufacturing uses, recognizing varying degrees of impacts and service requirements.

Industrial Park:

Designates areas for limited industrial uses to be designed and laid-out as a planned development with on-site services.

## URBAN RESERVE

Urban Reserve:

Designates areas where the development of urban uses may be directed in the future with appropriate General Plan consideration of proposed uses. More immediate land uses should be low intensity and not preclude future planning and development opportunities for the area.

## PUBLIC FACILITIES

School

Airport or Airstrip

## RECREATIONAL FACILITIES

Campgrounds

Boat Launch

Winter Sports Area

Park

## NATURAL RESOURCES

### Intensive Agriculture

#### Cropland and Prime Grazing:

Designates lands devoted to or suitable for the growing of crops and/or the grazing of animals on natural prime or improved pastureland. Requires parcel sizes supportive of agricultural land use and production.

### Extensive Agriculture/Open Space Environments

#### Grazing and Sagebrush Environment:

Represents typical rangeland areas with grazing and general rangeland values, open space and scenic values, and/or low intensity outdoor oriented recreational values. Requires large parcel sizes to support and protect resources values.

#### General Forest Environment:

Represents typical forest lands with timber production values, open space and scenic values, and/or low intensity outdoor oriented recreational values. Requires large parcel sizes to support and protect resources values.

#### Open Space:

Designates applicable public and private lands specifically as Open Space Land in accordance with the Open Space Element of the General Plan. Users may include (1) public recreation, (2) enjoyment of scenic beauty, (3) conservation or use of natural resources, or (4) production of food or fiber. May also be considered under the Conservation/Parkland Category.

## CONSERVATION/PARKLAND

#### Conservation:

Identifies natural resource areas requiring special protection or conservation policies, or presenting special

opportunities for parks or other carefully planned outdoor oriented recreational uses.

Natural Wildlife  
Habitat:

Designates high value wildlife habitat areas requiring special protective policies. Natural habitat areas may overlay other designations allowing land use considerate of the identified wildlife concerns and consistent with protective policies for the resource.

Scenic Highway  
Corridor:

Identifies areas bordering major highways which have significant scenic values due to the level of public exposure and/or the existence of significant scenic features.

Prime Recreation Area:

Suggests areas which contain special or unique resources with the high potential for appropriate recreational uses and/or development. Special sites should be identified by a more specific designation (i.e., conservation, boat launch, ski area, etc).

Lassen National Park

CIRCULATION

Freeway or Expressway

Major Highway

Secondary Highway

Minor Road

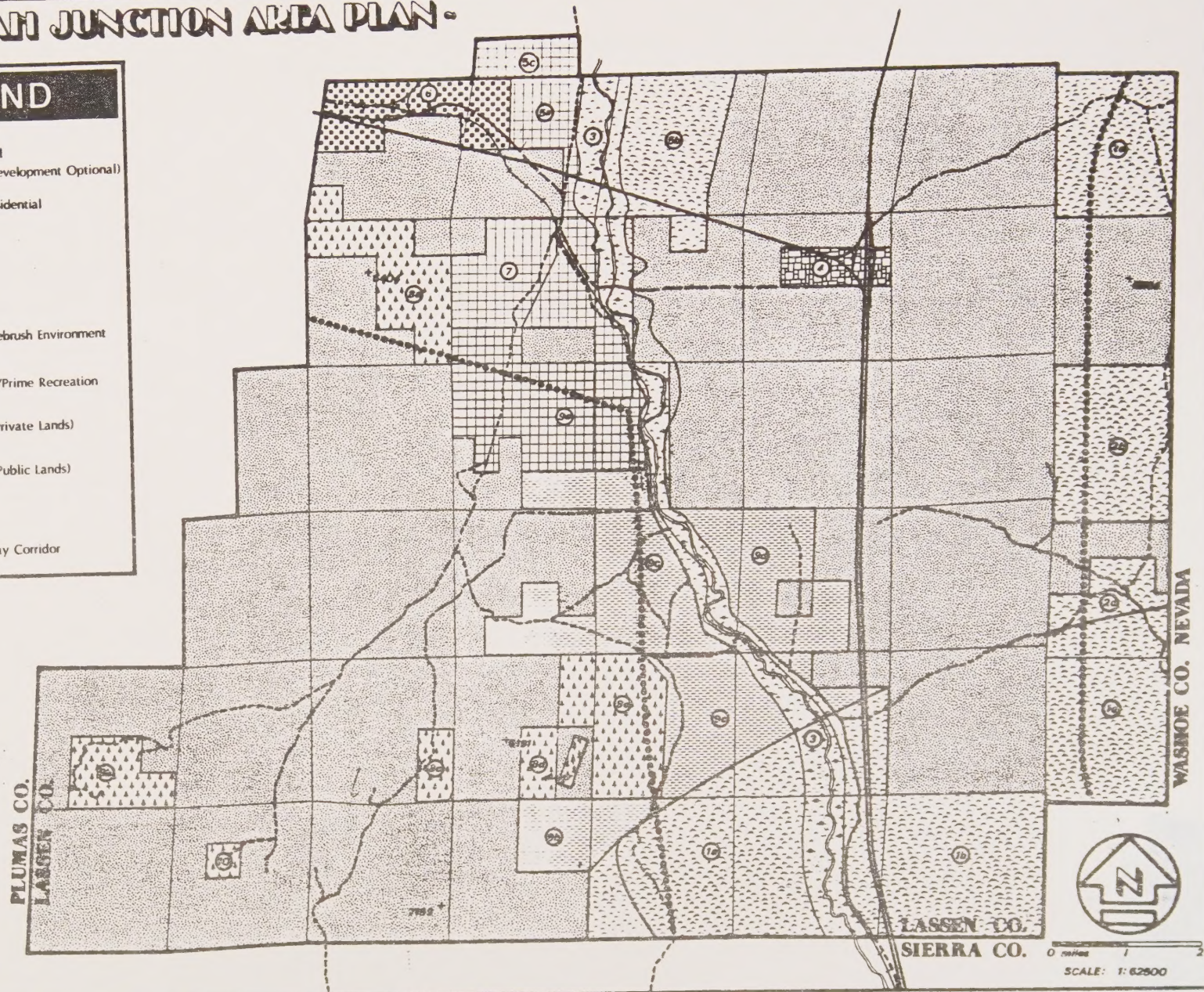
County Route Symbol



# HALLIDAY JUNCTION AREA PLAN

## LEGEND

-  Rural Residential  
(Planned Unit Development Optional)
-  Agricultural Residential
-  Commercial
-  Industrial
-  Crazing & Sagebrush Environment
-  General Forest/Prime Recreation
-  Open Space (Private Lands)
-  Open Space (Public Lands)
-  Scenic Highway Corridor







U.C. BERKELEY LIBRARIES



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